Today's

The Herald-Palladium

included inside

Goins becomes Brandywine's all-time leading scorer

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Dowagiac News

Established 1897 • Serving Dowagiac, Sister Lakes and Cassopolis **FEBRUARY 7, 2026** leaderpub.com • A publication of The Herald-Palladium **$4**

Cass District Library to receive $10K from Carnegie Corporation

By MAXWELL HARDEN
max.harden@leaderpub.com

CASSOPOLIS — A historic Cassopolis library has received a prestigious grant that brings its history full circle.

The Cass District Library has announced that it will receive a $10,000 gift from Carnegie Corporation of New York, the foundation established by Andrew Carnegie. The award is part of Carnegie Libraries 250, a special initiative celebrating the upcoming 250th anniversary of the signing of the Declaration of Independence and honoring the roughly 1,280 Carnegie Libraries still serving their communities across the United States.

Scottish immigrant Andrew Carnegie funded the construction of 1,681 free public libraries nationwide between 1886 and 1917. Approximately 750 of them continue to use their original buildings, while others have moved to new locations. Opened in 1909 and originally serving as the LaGrange Township Library, CDL's Local History Branch is one of 53 Carnegie Libraries in Michigan built through this historic program.

"The Cass District Library could not be more pleased to accept a generous gift of $10,000 from the Carnegie Corporation of New York," said Christopher Korenowsky, Library Director. "The Local History Branch is a centerpiece of downtown Cassopolis. A major restoration took place on this historical treasure in 2020-2021. I encourage everyone to visit this beautiful facility that was built recognizing the value that public libraries play in their communities. A portion of this money will be put towards public programming that will celebrate the richness of the history of the County, region, and state starting soon.

See **LIBRARY**, page A6

Photo provided

Opened in1909 and originally serving as the LaGrange Township Library, CDL's Local History Branch is one of 53 Carnegie Libraries in Michigan built through this historic program.

Scribner named Michigan Association of Ambulance Services Board President

By MAXWELL HARDEN
max.harden@leaderpub.com

LANSING — The Michigan Association of Ambulance Services announced Brian Scribner, executive director of Southwest Michigan Community Ambulance Service (SMCAS) as president of the board.

SCRIBNER

MAAS, the resource and advocate for ambulance services in Michigan, announced Friday its 2026/2027 leadership and board of directors. Scribner has worked in emergency medical services for 35 years and has led SMCAS for the last 12 years. He previously served as the MAAS board president-elect.

"EMS agencies ensure the health and safety of our communities, providing essential pre-hospital care to residents in-need," Scribner said. "I am honored to represent our industry as MAAS President this year and am committed to working to strengthen our industry so we are always there to serve Michigan residents,"

Joining Scribner on the MAAS board in 2026 are:

- President-Elect: Laurie Thiel, Mobile Medical Response
- Immediate Past President: John Clayton, My-Michigan Health
- Secretary: Bill

See **SCRIBNER**, page A4

Honoring the past, inspiring the future

Cass County COA hosts annual Black History Month Breakfast

By MAXWELL HARDEN
max.harden@leaderpub.com

CASSOPOLIS — Dozens of community members braved icy conditions Wednesday morning to recognize and celebrate Black History Month during a community fellowship breakfast at the Cass County Council on Aging's Lowe Center in Cassopolis.

Hosted by the COA, the Social Justice Alliance of Cass County and the Minority Coalition, the theme of the event was "A Century of Black Collaborations," celebrating the 100th anniversary of Black History Month. The Association for the Study of Negro

See **BREAKFAST**, page A3

Maxwell Harden / Leader Publications

Dowagiac Mayor Pro Tem Danielle Lucas speaks during the annual Black History Month Breakfast at the Cass County Council on Aging's Lowe Center in Cassopolis.

Dowagiac District Library to launch three new monthly programs

By MAXWELL HARDEN
max.harden@leaderpub.com

DOWAGIAC — February is here and the Dowagiac District Library has a variety of programming in store for patrons this month, including three new programs.

The library, located at 211 Commercial St., is launching two homeschool-focused programs for children – Homeschool Science Club and Homeschool Discoveries – and one monthly "Crafternoon" for adults.

Each month, the Homeschool Science Club will be explore a different aspect of science. This month will be "Layers of the Earth" from 10:30 to 11:30 a.m. Thursday, Feb. 19. The program is recommended for students ages 5 to 10.

Similar to the Homeschool Science Club, the Homeschool Discoveries program will investigate a different subject from science, history or the arts each month. Most sessions will include books, short videos, a slide presentation and a craft project. This month, the program will investigate "Prehistoric Michigan" from 3 to 4:30 p.m. Friday, Feb. 20. The program is designed for ages 7-14 years old.

"Crafternoon" is a new program designed to be "a creative break in your day." On the second Thursday of each month, a craft will be available for patrons to partake in. The inaugural Crafternoon will take place from 1 to 2 p.m. Thursday, Feb. 12 for adults to build "Love Shacks," followed by a second session for ages 12 and up from 5:30 to 6:30 p.m.

In addition to the new programs, the library is offering a wide range of adult programming throughout the month, including its monthly Sip & Share Book Club to be held from 6:30 to 8 p.m. Wednesday, Feb. 11 at Sister Lakes Brewing to discuss the book "My Friends," by Fredrik Backman.

Creative activities continue Thursday, Feb. 19 with a DIY Keychain craft night for those 12 and older from 5:30 to 6:30 p.m. The month's programming concludes with a Home Safety & Security Class from 5:30 to 6:30 p.m Tuesday, Feb. 24 and

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Elizabeth Waltman
Evelyn Watts

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FRANKLY

Tips and quips

What is Frankly?
It is where readers sound off on issues of the day.
Have a tip or a quip?
Call Frankly at 269-687-7700 or email rich.cains@leaderpub.com.

■ Many thanks to John H. and Steve C. for rescuing my car this week from a snowdrift on Leach Road. Cass County truly does have heroes.

■ I like my country and my God and my President. We voted for this immigration plan. So, that's what we have now.

■ Democrats are the ones power crazy. They are the ones lying about ICE.

■ Stop demonizing immigrants! We are all immigrants. The First Lady is an immigrant and she can barely speak English. When people stop wanting to come to this country, we are in big trouble.

■ Letting the illegals in the country and never locking them up is a shame.

■ Global warming isn't just about warmth. It's about climate change and a shifting of weather patterns.

■ I wish Americans would take the time to actually read the news or watch a variety of televised news. We have next to zero functional knowledge on what is reality in the U.S. and around the world. You can't spend two minutes watching Fox or CNN and think you are an expert on what Congress, the President and the Supreme Court does let alone world leaders.

■ Dwell in the presence of the Lord.

■ Don't forget Valentine's Day for that someone special.

Food as medicine

Corewell Health brings nutrition to classroom

By LOUISE WREGE
Paxton Media Group

Photos by Don Campbell / HP staff

Arline Wilson and her daughter Janyla Bell, 6, slice peppers for Mexican chicken and fideos soup during a culinary class held to help people learn how to manage hypertension through the food they eat. The class was held Jan. 29 at Corewell Health Center for Wellness in downtown Benton Harbor.

Three bean and basil salad is prepared during the culinary class Jan. 29 at Corewell Health Center for Wellness.

BENTON HARBOR — People slicing peppers, cutting up cilantro and stirring up muffin mix is a common sight on Tuesdays and Thursdays at the Corewell Health Center for Wellness in downtown Benton Harbor.

Camille Adams, a registered dietitian at the center, said her students are learning to help control chronic health conditions like diabetes and hypertension through the food they eat.

She said the classes start with 30-45 minutes of nutrition education.

"Then we go into the kitchen and we make three to four recipes that make sense for the class," Adams said last week before her class, "Centered: Cooking for Hypertension."After preparing the food, she said they eat together while socializing.

"That part is really transformational and important and really closes the loop on what we're trying to do because they get to talk," Adams said. "They have a common interest on why they're all coming to the program. They can share stories. They can share recipes that work for them. It's really special to be a part of those conversations. We really just become a family."

She said the idea of using food as medicine has been around a long time, but there's been a bigger push recently.

"It's really starting to get noticed because it really works," Adams said. She said the hands-on portion of the class is critical, but often not part of traditional nutrition classes.

"I can sit with people for 10 sessions," Adams said. "We're learning a lot of great nutrition education, but they're still asking me, 'What do I eat?' and 'How does that translate to what is on my plate and what is in my fridge?'"

She said she worked as a private chef while obtaining her dietitian degree and decided to integrate both skills.

"When you do the actual cooking classes using hands-on skills, not only is it empowering the individual that they can do it and that healthy eating isn't that hard, they're involving all of their senses," Adams said. "There's a much higher chance that they may go purchase the ingredients, that they may redo what's in their pantry, rather than just us sitting and talking about why it's important to eat healthy."

Registered dietitian Camille Adams leads a culinary class to help people learn how to manage hypertension through the food they eat. The class was held Jan. 29 at Corewell Health Center for Wellness in downtown Benton Harbor.

Cassandra Broadway, center, and Regina Robinson prepare muffins during a culinary class designed help people learn how to manage hypertension through the food they eat. The class was held Jan. 29 at Corewell Health Center for Wellness in downtown Benton Harbor.

Success story

Baroda Township resident Mindi Logan said she took the diabetes cooking class early in 2025 and was so impressed that she now volunteers once a week to help with the classes.

"I was prediabetic for years," Logan said. "... I had taken a couple of classes. One was online. None of those seemed to click with me. I definitely didn't understand the online thing. I wrote a bunch of notes but it really didn't make sense to me."

She said she attended one of center's quarterly Breaking Bread events with a friend, where she signed up for an upcoming diabetes class.

"In the first class, I learned things and it made sense to me," she said. "I didn't feel pressure from Camille that I needed to change my entire life immediately. It was gradual so you'd be successful in overcoming (diabetes) long term."

Within six months, she said her A1C went down to normal levels.

"It made a difference for me," Logan said. "As I ate less and less sugar, I didn't crave it as much."

Breaking habits

Chef Cam Sheppard said everyone grows up with certain habits they learned about food and how to prepare it.

"When you're raised to eat in a certain way or raised in a certain circumstance where you can only afford certain types of food, you don't have access to certain fresh foods, you don't have local farms and things like that – your habits become one of the main barriers in the way you eat and the way you see food," Sheppard said.

He said providing hands-on experience is critical.

"You can still eat some of the same things that you're accustomed to eating, but there's a different way to prepare it to where you don't have all the extra saturated fats and things like that that do no justice to your body," he said.

He said he can show people how to make oven fried chicken that's not deep fried, "but you still have the same texture, you still have the same flavors, and it's much healthier."

"A lot of ailments can be controlled or reversed or you'll never experience them if your diet is where it's supposed to be," Sheppard said. "Unfortunately in our country, we just don't have that education and some people don't have access to certain things, so you just go with what you've been going with your whole life. That's why we get all these diabetes cases, and they're getting younger and younger. We're getting children with Type 2 diabetes."

He said he had the students in one of his classes recently make stir-fried vegetables.

"A lot of the comments were – 'I never knew vegetables could taste this good,'" he said. "A lot of it is just not knowing."

Upcoming classes

Adams said her culinary program is part of chronic disease management at the center, along with the fitness classes.

She said the other two pillars at the center are maternal/infant health and mental health and social cohesion.

"We all have a shared goal of making people healthy in mind and spirit," she said.

Anyone in Berrien County can sign up for the free classes, which are held at 133 W. Main St., Benton Harbor.

A link to a list of the classes can be found at corewellhealth.org/locations/LOC0000194579/corewell-health-lakeland-hospital-center-for-wellness.

Call the center at 269-408-2258 for more information.

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OBITUARIES

Orvel 'Bear' Ricks

May 30, 1932 – Jan. 16, 2026

Orvel "Bear" Ricks, 93, of Marcellus, Michigan passed away peacefully Friday afternoon Jan. 16, 2026, with his family by his side. He was born May 30, 1932, in Shreveport, Louisiana, to Willie L. and Hattie (Brown) Ricks. He married Mary Elizabeth "Tootsie" Logan on Nov. 22, 1960, and after more than 51 years of marriage she preceded him in death in 2012.

Orvel's childhood in Shreveport shaped his grit, resourcefulness, and gratitude. He grew up in a modest shotgun house and learned early how to make do with very little. Even amid segregation and daily injustice he remembered those years for the joy of neighborhood life and the strength of his mother's love. At age nine Orvel moved to Chicago where he lived first with his brother Fletcher then later reunited with his mother and sister.

Chicago opened a wider world and Orvel quickly learned the value of hard work. As a teen he shined shoes, sold newspapers, washed windows, worked odd jobs, and developed strong hands-on skills that followed him throughout life. He earned the rank of Life Scout in Boy Scout Troop #544 and carried that sense of determination into adulthood.

Drafted in 1953, Orvel served honorably in the United States Army during the Korean War era as a member of the 24th Infantry Division. After returning home he worked in factories and mills before beginning the career that defined his working years. In July 1957 he joined the Chicago Police Department where he served with distinction for nearly three decades. He rose through the ranks as Detective, Sergeant, and Lieutenant before ultimately retiring as a Captain and District Commander in 1986.

In 1959 Orvel met the love of his life, Mary Elizabeth "Tootsie" Logan. Together

they built a home filled with devotion, teamwork, and unwavering commitment. They purchased their first home at 80th and Green and in 1966 welcomed their son Paul, the pride and joy of Orvel's life.

Orvel was happiest when he was building something or improving his home. He enjoyed woodworking, sketching, model building and never shied away from big projects. One of his proudest achievements was building a full one-bedroom basement apartment for his mother so she could live comfortably and with dignity. He also shared his love of creating with Paul, building his first skateboard by hand and later a soap box derby car that sparked Paul's lifelong passion for cars.

In 1983 Orvel and Mary purchased their home in Marcellus as they prepared for retirement. After moving there permanently in 1986, he remodeled the entire house one room at a time and eventually created his own man cave in the garage. He mastered the art of barbecue and even built grills by hand for himself and others. He also enjoyed a part time job delivering vans for Bivouac to destinations out west including Las Vegas and Arizona, loving both the long drives and the overnight train rides home.

In later years he became known for hand carving ornate walking sticks and canes that people still ask for today. Orvel adored his granddaughter Jovonne, born in 1988 and treasured every moment he spent with her. After Mary's passing in 2012 he remained in their Marcellus home for the rest of his life, honoring her memory and the life they built across more than five decades.

Orvel will be deeply missed by his family and friends. He is survived by his son Paul (Jacquie) Ricks of Elkhart, granddaughter Jovonne Marcelle Oruc, sister Odelia Gore of Rockford, Illinois and many nieces and nephews. In addition to his wife, he was preceded in death by his parents and his brother Fletcher Minnifield. Paul and Jacquie are especially grateful to Kate Reynolds who gave so much of herself and her personal time while caring for Orvel as if he were her own family. We can never repay her for all she has done.

They also thank Mike and Sharon Buck, Vicky and Jim Corwin, Tim and Tanya Marsh, the Holmes Family and Jim Thomas for supporting Orvel and looking out for him over the past ten years or more. Their kindness will never be forgotten.

Family and friends will gather Thursday, Feb. 12, from 10:30 a.m. until time of service at 11:30 a.m. in Wagner Family Funerals Connelly Chapel, 202 North Broadway Street, Cassopolis. Orvel will be laid to rest beside his beloved wife in Marcellus Cemetery in Marcellus, Michigan. In lieu of flowers, contributions in memory of Orvel may be made to the non-profit Cass County Council on Aging, P.O. Box 5, Cassopolis, MI 49031, which supported him in living independently over the past year.

Arrangements have been entrusted to Wagner Family Funerals Connelly Chapel, Cassopolis. Please share a memory or a message online: wagnercares.com.

Terry Lee Severinghaus

July 27, 1946 – Jan. 28, 2026

Terry Lee Severinghaus, 79, of Hersey, Michigan, passed away Wednesday, Jan. 28, 2026, in Niles, Michigan, after a two-year battle with leukemia surrounded by his family. Terry was born on July 27, 1946, in South Haven, Michigan to Gerald and Bertha (Bird) Severinghaus.

Terry was a beloved father, grandfather, brother and everyone who knew him considered him a friend. He cherished his family and each one brought him immense joy and pride. Terry is survived by his son Richard (Sue) Severinghaus, daughter Toni (Tracy) Dykstra and daughter Janette Severinghaus; a cherished grandfather to Jace Severinghaus, Samantha (Brie) Lavoie, and Alexander (Tiaira) Severinghaus.

He is also survived by his sisters, Mary Wood, Suzanne (Steven) Murray, and his brothers William "Bill" Severinghaus, Jesse (Ellen) Severinghaus, Gerald "Jerry"

Severinghaus. Also survived by many cousins, nieces and nephews.

He is preceded in death by both of his parents. For 31-years, Terry dedicated his hard work and loyalty to the City of South Haven. Where he worked in the street department. His commitment to his community and his strong work ethic left a lasting impact on those who worked alongside him.

One of Terry's greatest joys was spending time "up north," where he found peace in the outdoors and treasured moments with his family. Whether drinking beer and sharing stories, playing horseshoes, playing yard games, fishing, or the quietness of nature. These times were among his happiest. Terry will be remembered for his love, his laughter, and his kindness he offered to everyone fortunate enough to have known him. His legacy lives on through his children, grandchildren, his siblings, and all who carry his memory in their hearts.

In honoring Terry's wishes, no service will be held. His family asks in honoring him to please donate blood and plasma or make donations to the American Red Cross. Arrangements were entrusted to Halbritter-Wickens Funeral Services. Memories and condolences may be left online at: www.halbritterwickens.com.

Death notices

Evelyn Watts, 91, of Niles passed away on Feb. 1, 2026. Funeral services will be 1 p.m., Feb. 12 at Brown Funeral Home with visitation beginning at Noon. Brown Funeral Home & Cremation Services entrusted with arrangements.

Elizabeth Lynn Waltman, 71, passed away on Monday, Feb. 2, 2026, in Niles, Michigan. Arrangements have been entrusted to and are pending with Brown Funeral Home & Cremation Services.

Paul A. Goetzke, 59, of Berrien Springs, Michigan, passed away at home on Jan. 25, 2026. Arrangements have been entrusted to Allred Funeral Home in Berrien Springs, Michigan. No services are planned at this time. www.AllredFuneralHome.com.

Beverly Jean (Benjamin) Smith, 69, passed away from ongoing health complications on Feb. 1, 2026, at her home in Berrien Springs, Michigan. Services to be held at Allred on Friday, Feb. 6. Arrangements have been entrusted to Allred Funeral Home in Berrien Springs. www.AllredFuneralHome.com.

Carl Edward Penley Sr., 84, passed away on Sunday, Feb. 1, 2026, in South Bend, Indiana. Arrangements have been entrusted to and are pending with Brown Funeral Home & Cremation Services.

Thomas M. Mossell, 67, passed away on Monday, Feb. 2, 2026, in South Bend, Indiana. Arrangements have been entrusted to and are pending with Brown Funeral Home & Cremation Services.

Nancy Lou Maike, 87, passed away on Tuesday, Feb. 3, 2026, in Dowagiac, Michigan. Arrangements have been entrusted to and are pending with Brown Funeral Home & Cremation Services.

Alice Marie Curry, 99, passed away on Wednesday, Jan. 28, 2026, in Niles, Michigan. Arrangements have been entrusted to and are pending with Brown Funeral Home & Cremation Services.

Obituary policy

Leader Publications publishes death notices at a cost of $15. Extended obituaries are priced based on character count. If there's an error because of a mistake made by the newspaper, the obituary will be reprinted at no charge. For more information, or to submit an obituary, email obits@leaderpub.com.

BREAKFAST

From page A1

Life and History founded Negro History Week in 1926, which later became Black History Month.

The annual event featured emcee Brenda Beadenkopf, a musical selection from Carmalita Lawson, featured speaker Danielle Lucas and guest speaker Christopher Korenowski, a book giveaway and a youth presentation by Cassopolis High School freshman Camdyn Gillam.

Lucas, a Financial Aid Systems Analyst at Southwestern Michigan College, serves the community in a variety of ways including as the mayor pro tem of the City of Dowagiac. Her presentation focused on three things – "where we came from, where we are right now and where we are going."

Lucas highlighted Cass County's history as a "safe haven" for African Americans seeking freedom from slavery in the 19th century, sharing that her father came to Cass County from Tennessee after serving the country in World War II in search of a better life.

"Like many other black men who joined the military, my father served his country during World War II," she said. "They were limited to what jobs they could do, no matter what their ability was. After the war had ended, he came back to a country that still treated him and other black men as 'less than.' He moved to Michigan to find a job and new opportunities. My father did not learn how to properly read or write, and so he learned in his late adult years by taking classes at a local church in Dowagiac. My father did not wither like the leaves but instead he strived to do better.

"This is part of my foundation in my black history. Because of that determination, I stand before you today."

Lucas encouraged everyone in attendance to keep black history alive and reminded everyone that black history is American history.

"Honor the past by learning the stories and telling the stories, whether it be yours or those who are in our history books, remembering the sacrifices that each generation has made," she said. "Use the present by doing your best. Let us show the future generations our strength and resilience. Let's not whither under pressure; let us build our future by unifying. Share in a vision and commit to action. We are strong people, we are creative people and together we're making history right now."

Korenowski is the new director of the Cass District Library and brings to Cass County a distinguished career spanning over 20 years in library leadership and administration.

Most recently, he served as Chief of Operations at the Detroit Public Library, where he played a pivotal role in rallying public support for Proposal L, thereby securing the library's funding for the next ten years.

Korenowsky discussed the history of libraries in America and the black trailblazers who paved the way for so many in the field. He encouraged everyone to take advantage of their public libraries, a space he referred to as "the people's university."

"Public libraries build strong neighborhoods," he said "Without public libraries, our neighborhood, perhaps, is not as vital and dynamic as it could be. Libraries contribute to the region's economic development. Libraries contribute to workforce development and employment initiatives. We champion early childhood literacy. We create a warm space and a welcoming facility for all community members. We're constantly thinking about designing new ways to deliver library services across Cass County. We work hard to reduce social isolation in the senior citizen population. We position ourselves as the arbiters of civic communication, much like we're engaging with each other here this morning.

Maxwell Harden / Leader Publications

Social Justice Alliance of Cass County founder Della Bundle speaks during the annual Black History Month Breakfast at the Cass County Council on Aging's Lowe Center in Cassopolis.

The Cass County COA hosted the annual Black History Month Breakfast at the Lowe Center in Cassopolis.

From left: Camdyn Gillam, Brenda Beadenkopf, Carmalita Lawson, Danielle Lucas, Christopher Korenowski, Rev. Russell Haynes.

Dozens of community members braved icy conditions Wednesday morning to attend the annual Black History Month Breakfast at the Lowe Center in Cassopolis.

Cassopolis freshman Camdyn Gillam recites an excerpt from "The Hill We Climb," by Amanda Gorman.

"We foster inclusive atmospheres for anybody to come in again, following that guiding principle of 'open to all.'"

The event closed with Gillam reading an excerpt from "The Hill We Climb," by Amanda Gorman. Gillam is a multi-sport athlete and sports a 3.8 grade point average.

"We will not be turned around or interrupted by intimidation, because we know our inaction and inertia will be the inheritance of the next generation," Gillam recited. "Our blunders become their burdens. But one thing is certain, if we merge mercy with might, and might with right, then love becomes our legacy, and change our children's birthright. So, let us leave behind a country better than one we were left."

The Social Justice Alliance of Cass County (SJACC) is a collaborative body of individuals and organizations focused on elevating social justice and including public attitudes, policies/laws, and individual civil rights for the well being of Black people, other people of color, and county residents as large.

For more information, visit socialjusticecass.org.

2026 CASS COUNTY TENTATIVE EQUALIZATION RATIOS AND MULTIPLIERS

ASSESSING	REAL PROPERTY BY CLASSIFICATION												PERSONAL
UNIT	AGRICULTURAL		COMMERCIAL		INDUSTRIAL		RESIDENTIAL		TIMBER-CUTOVER		DEVELOPMENTAL		PROPERTY
TOWNSHIPS	#Ratio	*Multiplier	47.6	Multiplier	Ratio	Multiplier	Ratio	Multiplier	Ratio	Multiplier	Ratio	Multiplier	Ratio	Multiplier
CALVIN	42.80	1.1682	47.60	1.0504	47.06	1.0625	42.24	1.1837	N/C		N/C		50.00	1.0000
HOWARD	50.47	0.9907	45.76	1.0927	47.38	1.0553	46.35	1.0787	N/C		N/C		50.00	1.0000
JEFFERSON	46.49	1.0755	45.47	1.0996	47.80	1.0460	47.51	1.0524	N/C		N/C		50.00	1.0000
LAGRANGE	45.63	1.0958	46.24	1.0813	48.76	1.0254	42.77	1.1690	N/C		N/C		50.00	1.0000
MARCELLUS	44.62	1.1206	48.62	1.0284	47.32	1.0566	47.96	1.0425	N/C		N/C		50.00	1.0000
MASON	45.89	1.0896	47.58	1.0509	44.12	1.1333	48.85	1.0235	N/C		N/C		50.00	1.0000
MILTON	45.96	1.0879	46.01	1.0867	46.39	1.0778	47.65	1.0493	N/C		N/C		50.00	1.0000
NEWBERG	48.29	1.0354	45.92	1.0889	47.99	1.0419	44.98	1.1116	N/C		N/C		50.00	1.0000
ONTWA	43.78	1.1421	47.37	1.0555	46.18	1.0827	47.09	1.0618	N/C		N/C		50.00	1.0000
PENN	47.88	1.0443	47.59	1.0506	48.87	1.0231	46.43	1.0769	N/C		N/C		50.00	1.0000
POKAGON	49.23	1.0156	47.83	1.0454	47.17	1.0600	52.48	0.9527	N/C		N/C		50.00	1.0000
PORTER	45.08	1.1091	44.30	1.1287	47.19	1.0595	46.67	1.0714	N/C		N/C		50.00	1.0000
SILVERCREEK	48.54	1.0301	45.32	1.1033	42.68	1.1715	46.08	1.0851	N/C		N/C		50.00	1.0000
VOLINIA	47.43	1.0542	46.83	1.0677	44.25	1.1299	49.96	1.0008	N/C		N/C		50.00	1.0000
WAYNE	47.04	1.0629	46.13	1.0839	48.13	1.0389	48.12	1.0391	N/C		N/C		50.00	1.0000
CITIES														
DOWAGIAC	46.58	1.0734	44.67	1.1193	48.60	1.0288	43.87	1.1397	N/C		N/C		50.00	1.0000
NILES	N/C		N/C		49.85	1.0030	N/C		N/C		N/C		50.00	1.0000

#RATIO: *AVERAGE RATIO OF ASSESSED VALUE TO MARKET VALUE*

** MULTIPLIER:* *(EQUALIZATION FACTOR) NECESSARY TO EQUATE ASSESSED VALUE TO EQUALIZED VALUE*

EQUALIZED VALUE: *FIFTY PER CENT (50%) OF MARKET VALUE*

N/C: *NO PARCELS IN CLASSIFICATION*

Prepared by Cass County Equalizaiton Department in accordance with MCL 211.34.
March Board of Review will be held the 2nd week in March, Assessment Change Notices will be mailed the last week of February with dates & times.

ALL ASSESSMENT CHANGES MADE AT THE LOCAL LEVEL WILL BE CONSIDERED PRIOR TO ADOPTION OF THE EQUALIZATION REPORT IN APRIL BY THE CASS COUNTY BOARD OF COMMISSIONERS.

Niles man sentenced to jail after probation violation

By DEBRA HAIGHT
Leader Correspondent

NILES — Five area residents were sentenced Thursday in Berrien County Trial Court at the Niles courthouse.

Jonathan Dekraker, 22, of Niles, was sentenced to jail after violating his probation from a December sentence for felonious assault by walking out of an inpatient probation program. He had been sentenced to probation and jail Dec. 22 after attacking another person with a pipe.

DEKRAKER

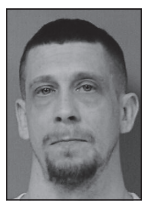
Thursday, Dekraker declined the chance to stay on probation and told Berrien County Trial Court Judge Gordon Hosbein that he wanted a straight jail sentence. He noted that he had a bad experience in a residential program as a youth and gets triggered when he is in that setting.

"It's your choice if you want to serve jail time and be done with probation," Judge Hosbein said. "I'm not going to force you into rehab. I could talk until I'm blue in the face, but I can't force you. I think it's a terrible choice but it's your choice. I do think that your excuse that you were triggered is a cop out."

Judge Hosbein ordered that Dekraker's probation be revoked and that he serve 210 days in jail with credit for 76 days served.

An Elkhart man who sped through Niles Township at speeds of more than 100 miles per hour was sentenced to jail.

Derik Lamar Drake, 39, of Elkhart, pleaded guilty to fourth degree fleeing police and was sentenced to 100 days in jail with credit for 60 days already served and $198 in fines and costs.


DRAKE

The incident occurred Nov. 16, 2024 on U.S. 12, South Third and South 11th Streets in Niles Township.

Berrien County Chief Assistant Prosecutor Cortney O'Malley noted that Drake has a criminal history that's "not good" and put the community in danger at risk in this situation.

Defense attorney Carri Briseno said that Drake wants to clean up his criminal cases including a possible 2021 domestic violence case in Elkhart. He also take care of his child who was born nearly a year ago and is in foster care since the mother is in the Cass County Jail.

"He wants to get out and put up his child support," she said. "He's not minimizing the risk he put the community in with his speeding."

"I want to say that I'm sorry for the way I was, I'm trying to better myself for my kids," Drake said. "I'm almost 40 years old, I want to be a good father."

Judge Hosbein noted that most of Drake's criminal history traces back to his use of methamphetamine the last six years.

Virginia Eileen Lane, 40, of Niles, pleaded guilty to attempted disinterment and mutilation of dead bodies and was sentenced to two years probation, credit for one day served, 200 hours of community service and $618 in fines and costs.

LANE

The incident occurred June 21, 2025 in Niles.

The victim's daughter spoke before the sentencing. She said that her father had been a Vietnam vet and was a good man. "He deserved better," she said. "I didn't believe what I was reading when I read about what she had done. I'm going to fight for him and honor him."

Lane said she wished she could take her actions back.

Judge Hosbein called Lane's actions a "heinous offense". "If not for the sentencing agreement, I would place you in jail but the prosecutor wants you get mental health services," he said.

A Mishawaka man who stole items from Lowe's was given credit for time served.

Dominic Edmondson, 31, of Mishawaka, pleaded guilty to second-degree retail fraud and was sentenced to credit for 102 days served and $125 in fines and costs. Restitution will be determined at a later date.

The incident occurred April 7, 2023 at the Lowe's in Niles Township. Edmondson is currently on parole from a prison sentence in Indiana.

EDMONDSON

An Indiana man can keep a felony charge off his record if he's successful on probation.

Thomas Lee Cormican, Jr., of Grovertown, Indiana, pleaded guilty to carrying a concealed weapon in a motor vehicle, and was sentenced to 12 months probation under the Holmes Youthful Training Act, credit for five days served, forfeiture of the gun and $598 in fines and costs.

The incident occurred Oct. 12, 2025 in Buchanan.

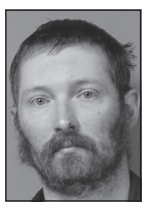
"You have a Second Amendment right to carry but you need to do it in the right way," Judge Hosbein said.

Buchanan man convicted of killing road worker while driving drunk

By DEBRA HAIGHT
Leader Correspondent

NILES — It's been a long road to justice for family and friends of Berrien County Road Department worker William "Mack" Isom. Isom was killed while trimming trees and branches in the roadway along Red Bud Trail in Oronoko Township in July, 2022.

A Berrien County Trial Court jury convicted Buchanan resident Taylor Ryan Johnson, 37, of driving while intoxicated causing death Monday after a three day trial at the Niles Courthouse. The six men, six women jury began deliberations Friday afternoon and returned their verdict Monday morning after four hours of deliberation.


JOHNSON

Isom's fiancée and brother spoke to the media after the sentencing. Isom was 57 at the time of his death.

His fiancée, Shelly Jasper, said she was glad the case was finally over and that Johnson was convicted of driving drunk and causing Isom's death. She had faithfully attended all of the court hearings over the years to follow the progress of the case. She retired last year as the county's human resources director.

"We're happy to finally have justice for Mack," his brother, Frank, said. "It's been torture for us for three and a half years, it's been brutal for my father."

The incident occurred July 20, 2022 on Red Bud Trail in Oronoko Township and resulted in Isom's death. Isom was cutting brush in the roadway when he was hit. Johnson faces a maximum penalty of 15 years in prison and a fine of up to $10,000.

Jurors heard from over a dozen prosecution witnesses and two defense witnesses during the course of the trial. Johnson is scheduled to be sentenced March 23 at 8:30 a.m. by Berrien County Trial Court Judge Gordon Hosbein. Judge Hosbein revoked Johnson's bond Monday and remanded him to jail to await his sentencing.

Police reported at the time Johnson had been driving at speeds up to 75 miles per hour before the incident. Blood alcohol tests administered after the accident showed Johnson with a blood alcohol level of over .13 which is above the legal limit of .08.

The trial has been delayed a number of times since the 2022 incident with Johnson's attorneys appealing trial court decisions to the Michigan Court of Appeals and Michigan Supreme Court. The most recent set back at the COA came last June when Johnson's appeal regarding the suppression of evidence was denied.

Defense attorney Jessica LaFond called two witnesses Friday after the prosecution rested late Thursday. Friday's testimony came primarily from accident reconstruction expert witness Daniel Billington, followed by brief testimony from a person who lives on Red Bud Trail near the crash site.

Billington testified that Johnson's reaction times were similar to how anyone would react in such a situation regardless of whether they were intoxicated. He also disputed the accounts of two people who witnessed the crash and where Isom was standing, saying that eyewitness accounts aren't necessarily accurate.

Assistant Prosecuting Attorney Jerry Vigansky noted that the two eyewitnesses had reported the same information independently. He also noted that Billington had been paid $12,000 for his testimony.

In closing arguments, Vigansky asked jurors to use common sense as they considered the evidence presented during the trial. He reminded jurors that Johnson voluntarily had decided to drive after having consumed alcohol earlier in the day.

"He claimed he was going 50 to 55 miles per hours when he was actually driving more than 70 miles per hour," Vigansky said. "He said he didn't see the tree in the road on a bright sunny day. He also told the officer at least 10 times that he hadn't drunk alcohol. That all indicates a consciousness of guilt."

For her part, LaFond said questions remained unanswered at the close of the trial and that they should give her client the benefit of the doubt. "The question remains as to whether his drinking or the speed he was driving were factors in Mr. Isom's death and when did he realize there was an obstruction in the road," she said.

In his rebuttal, Vigansky asked whose fault was it that Johnson was speeding and that Isom was hit so hard that his body was thrown over 100 feet. "He says he didn't see the obstruction in the road so he's not at fault," Vigansky said. "It was the defendant who killed Mack and it was the defendant who was responsible."

SCRIBNER

From page A1

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- Region 9: Air Ambulance: Doug Berry, Medstar LifeFlight
- At Large: Kenneth Cummings, Tri-Hospital EMS
- At Large: Kolby Miller, Medstar Ambulance
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- At Large: Jeff White, Richmond Lenox Ambulance Authority

Michigan is home to more than 29,000 EMS providers, nearly 800 life support agencies, and more than 4,000 licensed life support vehicles, according to the Michigan Department of Health and Human Services Division of EMS and Trauma within the Bureau of Emergency Preparedness, EMS and Systems of Care.

The Michigan Association of Ambulance Services is a statewide trade association representing and advocating for ambulance services. MAAS members serve 80 percent of Michigan counties and were responsible for more than 900,000 ambulance transports, or 69 percent of all transports statewide, in 2024. In addition to traditional ambulance services, MAAS members provide emergency, non-emergency and specialty care services throughout Michigan.

For more information, visit www.miambulance.org.

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SEMCO ENERGY ASKS CUSTOMERS TO KEEP METERS CLEAR OF SNOW AND ICE
During the winter, here are a few ways to help protect gas meter equipment and gas appliances to avoid a potentially hazardous situation or service disruption:
- Clean and repair leaky seams in your gutters and down spouts to prevent melting snow and ice from building up on the gas meter or pressure regulator.
- Never allow snow to cover your natural gas meter or its pressure regulator or block your appliance exhaust vents.
- Please use caution when shoveling snow, plowing or snow blowing to avoid piling snow against the natural gas meter, regulator or appliance vents.
- Clear a path to the meter free from snow and ice for easy access.
- Remove soft snow build-up gently, using only a broom or your hand rather than a shovel that could damage the meter.
- Do not try to remove ice or frozen snow from the natural gas meter pressure regulator or piping. If you find your meter or pressure regulator covered in ice or frozen snow, do not attempt to remove the ice or use de-icer.
Contact SEMCO ENERGY Gas Company, toll free, at 1 800 624 2019.
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OPINION

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Confused by the new dietary guidelines?

By MICHAEL I GORAN
University of Southern California (The Conversation)

The Dietary Guidelines for Americans aim to translate the most up-to-date nutrition science into practical advice for the public as well as to guide federal policy for programs such as school lunches.

But the newest version of the guidelines, released on Jan. 7, 2026, seems to be spurring more confusion than clarity about what people should be eating.

I've been studying nutrition and chronic disease for over 35 years, and in 2020 I wrote "Sugarproof," a book about reducing consumption of added sugars to improve health. I served as a scientific adviser for the new guidelines.

I chose to participate in this process, despite its accelerated and sometimes controversial nature, for two reasons. First, I wanted to help ensure the review was conducted with scientific rigor. And second, federal health officials prioritized examining areas where the evidence has become especially strong – particularly food processing, added sugars and sugary beverages, which closely aligns with my research.

My role, along with colleagues, was to review and synthesize that evidence and help clarify where the science is strongest and most consistent.

What's different in the new dietary guidelines?

The dietary guidelines, first published in 1980, are updated every five years. The newest version differs from the previous versions in a few key ways.

For one thing, the new report is shorter, at nine pages rather than 400. It offers simpler advice directly to the public, whereas previous guidelines were more directed at policymakers and nutrition experts.

Also, the new guidelines reflect an important paradigm shift in defining a healthy diet. For the past half-century, dietary advice has been shaped by a focus on general dietary patterns and targets for individual nutrients, such as protein, fat and carbohydrate. The new guidelines instead emphasize overall diet quality.

Some health and nutrition experts have criticized specific aspects of the guidelines, such as how the current administration developed them, or how they address saturated fat, beef, dairy, protein and alcohol intake. These points have dominated the public discourse. But while some of them are valid, they risk overshadowing the strongest, least controversial and most actionable conclusions from the scientific evidence.

What we found in our scientific assessment was that just a few straightforward changes to your diet – specifically, reducing highly processed foods and sugary drinks, and increasing whole grains – can meaningfully improve your health.

What the evidence actually shows

My research assistants and I evaluated the conclusions of studies on consuming sugar, highly processed foods and whole grains, and assessed how well they were conducted and how likely they were to be biased. We graded the overall quality of the findings as low, moderate or high based on standardized criteria such as their consistency and plausibility.

We found moderate to high quality evidence that people who eat higher amounts of processed foods have a higher risk of developing Type 2 diabetes, cardiovascular disease, dementia and death from any cause.

Similarly, we found moderately solid evidence that people who drink more sugar-sweetened beverages have a higher risk of obesity and Type 2 diabetes, as well as quite conclusive evidence that children who drink fruit juice have a higher risk of obesity. And consuming more beverages containing artificial sweeteners raises the risk of death from any cause and Alzheimer's disease, based on moderately good evidence.

Whole grains, on the other hand, have a protective effect on health. We found high-quality evidence that people who eat more whole grains have a lower risk of cardiovascular disease and death from any cause. People who consume more dietary fiber, which is abundant in whole grains, have a lower risk of Type 2 diabetes and death from any cause, based on moderate-quality research.

According to the research we evaluated, it's these aspects – too much highly processed foods and sweetened beverages, and too little whole grain foods – that are significantly contributing to the epidemic of chronic diseases such as obesity, Type 2 diabetes and heart disease in this country – and not protein, beef or dairy intake.

From scientific evidence to guidelines

Our report was the first one to recommend that the guidelines explicitly mention decreasing consumption of highly processed foods. Overall, though, research on the negative health effects of sugar and processed foods and the beneficial effects of whole grains has been building for many years and has been noted in previous reports.

On the other hand, research on how strongly protein, red meat, saturated fat and dairy are linked with chronic disease risk is much less conclusive. Yet the 2025 guidelines encourage increasing consumption of those foods – a change from previous versions.

The inverted pyramid imagery used to represent the 2025 guidelines also emphasizes protein – specifically, meat and dairy – by putting these foods in a highly prominent spot in the top left corner of the image. Whole grains sit at the very bottom; and except for milk, beverages are not represented.

Scientific advisers were not involved in designing the image.

Making small changes that can improve your health

An important point we encountered repeatedly in reviewing the research was that even small dietary changes could meaningfully lower people's chronic disease risks.

For example, consuming just 10 percent fewer calories per day from highly processed foods could lower the risk of diabetes by 14 percent, according to one of the lead studies we relied on for the evidence review. Another study showed that eating one less serving of highly processed foods per day lowers the risk of heart disease by 4 percent.

You can achieve that simply by switching from a highly processed packaged bread to one with fewer ingredients or replacing one fast-food meal per week with a simple home-cooked meal. Or, switch your preferred brands of daily staples such as tomato sauce, yogurt, salad dressing, crackers and nut butter to ones that have fewer ingredients like added sugars, sweeteners, emulsifiers and preservatives.

Cutting down on sugary beverages – for example, soda, sweet teas, juices and energy drinks – had an equally dramatic effect. Simply drinking the equivalent of one can less per day lowers the risk of diabetes by 26 percent and the risk of heart disease by 14 percent.

And eating just one additional serving of whole grains per day – say, replacing packaged bread with whole grain bread – results in an 18 percent lower risk of diabetes and a 13 percent lower risk of death from all causes combined.

How to adopt 'kitchen processing'

Another way to make these improvements is to take basic elements of food processing back from manufacturers and return them to your own kitchen – what I call "kitchen processing." Humans have always processed food by chopping, cooking, fermenting, drying or freezing. The problem with highly processed foods isn't just the industrial processing that transforms the chemical structure of natural ingredients, but also what chemicals are added to improve taste and shelf life.

Kitchen processing, though, can instead be optimized for health and for your household's flavor preferences – and you can easily do it without cooking from scratch. Here are some simple examples:

Instead of flavored yogurts, buy plain yogurt and add your favorite fruit or some homemade simple fruit compote.

Instead of sugary or diet beverages, use a squeeze of citrus or even a splash of juice to flavor plain sparkling water.

Start with a plain whole grain breakfast cereal and add your own favorite source of fiber and/or fruit.

Instead of packaged "energy bars" make your own preferred mixture of nuts, seeds and dried fruit.

Instead of bottled salad dressing, make a simple one at home with olive oil, vinegar or lemon juice, a dab of mustard and other flavorings of choice, such as garlic, herbs, or honey.

You can adapt this way of thinking to the foods you eat most often by making similar types of swaps. They may seem small, but they will build over time and have an outsized effect on your health.

Michael I Goran is a professor of pediatrics and vice chair for research at the University of Southern California. The Conversation is an independent and nonprofit source of news, analysis and commentary from academic experts. This article is republished under a Creative Commons license. Read the original article at https://theconversation.com.

LETTER TO THE EDITOR

Hold DOJ, ICE accountable

During the 1929 financial crisis, the German Nazi Party encouraged its citizens to hate and blame their neighbors, particularly those of Jewish descent.

The Party has:

■ Ignored Parliamentary Laws and began to govern by a violent fascist dictatorship.

■ Eliminated opposition voices using the media as a propaganda tool.

■ Eliminated legal "due process" granting the secret police (Gestapo) unchecked power to imprison political opponents without trial and move them to concentration camps killing over 20.9 million.

■ In 2024, the United States elected Donald Trump as President with Republicans running the Senate and the House.

The Trump Administration has:

■ Encouraged U.S. citizens to use hate blaming "illegal immigrants" for high costs and crime.

■ Ignored the Constitution and used Executive Orders to bypass Congressional approval.

■ Attacked the Media threatening to revoke media licenses.

■ Targeted political opponents with legal action .

■ Eliminated legal "due process" for immigrants and allowed masked secret ICE agents to ignore the rule of law when making arrests in immigrants' homes, workplaces and on the street.

■ Held thousands of men and women (and some children) in dehumanizing U.S. and foreign detention centers. 74 percent of detainees had no criminal convictions.

Granting ICE agents immunity for their actions in mistreating (beating and killing) immigrants and bystanders and placing immigrants in detention centers.

Pardoned more than 1500 criminals convicted of the Jan 6 storming of the Capitol.

Please call your Congressperson and Senators. Urge them to ensure this administration abides by the "Constitutional rule of law". Demand they do their jobs holding the DOJ and (ICE and Border Patrol) accountable for all their actions and requiring treatment of immigrants with basic human dignity.

Kenneth Peterson
Buchanan, MI

1st Source Bank Foundation donates $100,000 to LMC for new athletics field

By MAXWELL HARDEN
max.harden@leaderpub.com

From left: Mel Grau, Dean of Student Life & Engagement, Lake Michigan College;Dr. Trevor Kubatzke, President, Lake Michigan College; Amy White, Trust Manager, 1st Source Bank; Dr. Ken Flowers, Executive Vice President, Lake Michigan College; Jim Mollison, Vice President/Trust Officer, 1st Source Bank; Todd Obren, Vice President, Michigan Commercial Banking Manager, 1st Source Bank; Matt Kaiser, Private Banker, Michigan, 1st Source Bank; Brett Wier, Vice President, Business Banker (Michigan), 1st Source Bank; Rob Romano, CFA, Vice President and Director of Research, 1st Source Bank.
Photo provided

BENTON HARBOR — Lake Michigan College has received a $100,000 gift from 1st Source Bank Foundation to support the development of the College's new athletics fields in the West Campus Athletics Complex, strengthening opportunities for student-athletes and enhancing campus facilities for the broader community.

The contribution reflects 1st Source Bank Foundation's continued commitment to education, student success, and community investment throughout Southwest Michigan and Northern Indiana. The new athletics field will provide a modern, high-quality venue for LMC athletic programs while supporting recruitment, retention, and student engagement.

"1st Source Bank Foundation is a valued partner of Lake Michigan College, and this significant investment demonstrates their belief in our students and our vision for the future," said Dr. Trevor Kubatzke, President of Lake Michigan College. "This gift will have a lasting impact on our student-athletes and the many community members who will benefit from this facility."

The new athletics field is part of Lake Michigan College's broader efforts to enhance student life, promote wellness, and provide spaces that foster teamwork, leadership, and school pride. In addition to serving LMC athletic teams, the field is expected to support campus events and community use.

"The development of Lake Michigan College's West Campus Athletics Complex will be invaluable in supporting existing student-athletes, gaining new students, and broadening their educational base in the community," said Shelli Workman, Michigan Region President at 1st Source Bank. "We are excited to see how the project develops in the coming months."

The first games on the new fields were played this fall, with the LMC softball, baseball, and men's soccer teams all winning their first games on their respective new fields.

For more information about ways to support campus initiatives, visit lakemichigancollege.edu/support, and visit redhawks.lakemichigancollege.edu for more information about Lake Michigan College athletics.

Lorie Bowers, Agent
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Planning commission approves special land use for Casey's at former Rite Aid site

By MAXWELL HARDEN
max.harden@leaderpub.com

Photo provided
The Niles Planning Commission voted unanimously Wednesday, Jan. 28 to approve a special land use application for a new Casey's General Store at 11 S. 11th St., the site of the former Rite Aid.

NILES — A popular gas station and convenience store will soon be setting up shop in Niles.

The Niles Planning Commission voted unanimously to approve a special land use application for a new Casey's General Store at 11 S. 11th St., the site of the former Rite Aid.

The property is currently zoned regional commercial. While a gas station is a permitted use by right in this zoning district, the commission explained that a new build requires special land use approval to address changes in traffic patterns and specific site requirements.

Established in 1968, Casey's currently operates 2,900 stores across 19 states, with a primary presence in the Midwest and Southern United States. The chain specifically targets smaller cities like Niles to establish its convenience stores.

Beyond standard convenience store offerings such as drinks and coffee, Casey's is also the fifth-largest pizza chain in the United States.

A Casey's representative who attended the meeting detailed the potential economic and social impact of the project, noting that Casey's typically invests between $4-6 million in site and land development. The new location is expected to provide 25 to 35 full- and part-time jobs for local residents.

The company also supports communities through donations to local food banks, scholarships for area schools, and sponsorships for neighborhood sports teams. In 2025, the company distributed approximately $1 million dollars in grants.

The commission addressed community concerns regarding 24-hour operations by emphasizing a policy of fairness and the status quo. Members noted that other nearby gas stations, such as the Shell station on South 11th Street and the Admiral on Oak Street, already operate 24 hours a day. The commission decided to allow Casey's to be open 24 hours so it can set hours based on customer demand.

"What we do for one we do for all," said Planning Commission Chair Brian Thomas.

"I don't think it's ethical for us to say [you can't be open 24 hours,'" said trustee John Pulling. "I don't think we have a right to prevent them from doing what everybody else is doing."

The Casey's will be 4,300 square feet with 10 total fueling pumps under the auto canopy. According to the site plan, the Rite Aid will be demolished and the existing northwest and east driveways will remain as they currently are while the driveway on the northeast part of the site will be removed and will not be used. Significant landscaping improvements include a double row of trees on the north side to serve as a sound and visual barrier.

There was also an extensive discussion regarding traffic safety at the intersection of Cedar and 11th Streets. Commissioners acknowledged that making left turns has historically been difficult in that area, and recent infrastructure changes, such as the installation of pedestrian islands, have further restricted certain movements.

To improve safety under the current configuration, the commission suggested "freshening up" existing signage that has faded over time.

In other business, the commission approved a Special Land Use l for a gas station to be built at 1641 E. Main St., Niles. The developer highlighted several site improvements to the former automotive business site, intended to mitigate traffic congestion and enhance safety.

The final plan includes traffic lanes leading to the fueling canopy to ensure vehicles do not back up onto Main Street. To accommodate a safer internal layout, including a six-foot sidewalk and 20-foot parking spaces, the developer received a variance from the Zoning Board of Appeals to reduce the building setback from 15 feet to six feet. Additionally, the property features storm water retention ponds on portions of the land located within the Niles Charter Township, which are otherwise unbuildable.

Public safety for pedestrians was also discussed, particularly for Niles students walking to and from school through the area. While the city side of the road currently has sidewalks, the township side lacks them. The commission's approval of the site plan was made contingent on several factors, including an updated lighting plan to ensure light does not bleed onto neighboring properties, a specific color rendering index for the LEDs and the inclusion of a deceleration lane.

Provisions also call for a sidewalk around the building to allow neighborhood residents to access the front entrance safely on foot. Despite some concerns about human nature and traffic violations, such as illegal left turns, the commission believed the proposed configuration was the best solution for the irregular property.

"I think with these properties, just because of the shape and the roads around them, no matter what you do there, it's gonna be crazy," said trustee Jennifer Scally.

D's Nutz Donuts store closes in Edwardsburg

By MAXWELL HARDEN
max.harden@leaderpub.com

EDWARDSBURG — Community members used to having D's Nutz as part of their morning routine will now have to wait for what is next.

D's Nutz Donuts announced on Facebook the closure of its Edwardsburg location at 68972 M-62. Founded by Donielle "Chef D" Watson and her husband Matt Loftus, the full-service bakery has become one of Michiana's most popular since it opened in February 2024. The business offers donuts, cheesecakes, wedding cakes, muffins, bread and more – all from scratch and without artificial ingredients.

While the business just finished its final weekend in Edwardsburg, D's Nutz will live on. The announcement post asked customers to stay tuned to the Facebook page for more information on what is to come.

"We're already planning for what's coming next , so keep following us for updates," the post stated. "Thank you for all the love and support, we can't wait to share what's next."

Maxwell Harden / PMG file photo
Community members line up at D's Nutz Donuts, which opened in February of 2024.

LIBRARY

From page A1

It is an honor to have a Carnegie Library as a part of CDL."

"Our founder, Andrew Carnegie, who championed the free public library movement of the late 19th century, described libraries as 'cradles of democracy' that 'strengthen the democratic idea, the equality of the citizen, and the royalty of man,'" said Dame Louise Richardson, president of Carnegie and former head of the University of Oxford. "We still believe this and are delighted to celebrate our connection to the libraries he founded."

CDL received the gift in January 2026, and may use the funds however it wishes to celebrate the 250th anniversary, further its mission and benefit the community.

Patrons are invited to share their CDL Local History Branch and LeGrange Township Library photos, stories and community celebrations at carnegielibraries.org.

Hall of fame accepting applications

SUBMITTED

EDWARDSBURG — The Edwardsburg Public Schools Hall of Fame is accepting nominations for the 2026-2027 school year.

Applications are available by contacting Cheryl Steele at 663-1053 or on the district website at edwardsburgpublicschools.org. The application deadline is March 26, 2026 with selection occurring at a later date. Newly elected members to the Hall of Fame will be announced at the Homecoming football game, and inductions will be held in April of 2027.

The criteria for nominating a candidate (living or deceased) for this honor is broken down into four categories:

1. Student Activities Award: An Edwardsburg Public Schools graduate who performed with excellence in academics and/or co-curricular activities and has been out of school for at least ten (10) years.

2. Former Staff Member: A nominee who has left employment with Edwardsburg Public Schools for at least two (2) years and who has distinguished him/herself by demonstrating exceptional leadership, character and achievement.

3. Lifetime Award: Those alumni of Edwardsburg Public Schools who have been out of school for at least forty (40) years and whose lives have demonstrated character and distinction reflecting honorably upon the district and its heritage.

4. Special Award: Those alumni, faculty, staff or friends of Edwardsburg Public Schools whose actions and/or achievements may not be categorized in any of the above, but are deserving of such recognition and honor. These awards may be made for humanitarian actions, special contributions or other causes as may be determined by the nominating committee and approved by the selection committee

PROGRAMS

From page A1

a meeting of the Pages Past Book Club on February 26 to discuss "The Facemaker," by Lindsey Fitzharris.

The Youth Department also features a busy schedule of events the rest of the month. Highlights include a "Color Changing Hearts" science event from 11 a.m. to noon Saturday, Feb. 14 for ages 4 to 7 and a "Winter STEM Ski Challenge" for tweens aged 8 to 12 from 4 to 5 p.m. Wednesday, Feb. 18. On February 20, the library will host a "Love Bug Car" session from 10:30 to 11:30 a.m. for kids aged 4 to 8.

Additional activities include the Inkwell Explorers Book Club for children ages 9 to 12 from 4 to 5 p.m. Wednesday, Feb. 25 and a "Nature Ninjas: Dot Painting" session for kids from 10:30 to 11:30 a.m. Friday, Feb. 27.

For more information, visit DowagiacDL.org.

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Record breaker

Nylen Goins surpasses Drake as Brandywine's all-time leading scorer

Scott Hassinger / For Leader Publications

Nylen Goins (1) of Niles Brandywine tries to drive to the inside on Bronson's Warner Wotta (35).

By SCOTT HASSINGER
Leader Correspondent

NILES — When asked what Nylen Goins' biggest contribution to the Niles Brandywine boys' basketball program over the last four years has been, veteran head coach Nathan Knapp points to the good character and leadership skills his star senior guard exhibits on the floor.

The 5-foot-10, 170-pound guard and three-year starter has put up some impressive numbers to go along with that. Goins sketched his name into the Bobcats history books in a 49-31 win at home over Buchanan. He broke Leonard Drake's career-scoring record of 1,328 points set back in 1973.

Following consecutive wins over Kalamazoo Phoenix (68-58) on Saturday in the Love and Basketball IV Classic at Kalamazoo Loy-Norrix and at Bronson (59-39) on Tuesday, Goins has now pushed his career point total to 1,360.

"Nylen means everything to Niles Brandywine basketball. He's come an extremely long way from his freshman year. He's a pleasure to coach, I love having him around and he's always one of those kids who is in the gym working hard," Knapp said. "He's made the biggest improvement the last couple years in his leadership. Before he was always quiet, but he's done a great job of coming out of his shell a bit and becoming a good leader. He gets frustrated sometimes, but as the greatest player in our area there is lots of extra pressure on him to get other kids on the same page.

"He does an excellent job of carrying his weight and helping his teammates out."

Goins, along with fellow senior backcourt mate Ryder Richard, are a huge reason why Brandywine is sitting near the top of the Lakeland Conference standings, just one game back of first-place Berrien Springs. The Bobcats (3-1 Lakeland Conference) visit the Shamrocks (4-0 Lakeland) on Friday in a game that will determine the league champion.

Berrien Springs defeated Brandywine 73-70 in triple overtime in the first meeting between the two league foes back on Jan. 9 at Brandywine.

During his sophomore season, Goins helped lead Niles Brandywine to an 26-3 overall record and a Division 3 state championship with a 56-48 win over Detroit Old Redford at Michigan State University's Breslin Center. Goin also played significant minutes his freshman season when Brandywine finished 25-3 and lost in the state semifinals 46-36 to Traverse City St. Francis. Brandywine is 76-21 overall in Goins' career with the Bobcats.

Brandywine finished the 2024-25 season with a 12-11 record, including a loss in the district finals to Bridgman. With all but one player returning this season off that squad, Knapp is proud of how Goins and his teammates have responded so far this winter.

"Nylen has alot of will as well and its just amazing how he's come out and grown into the young man he's become this year," Knapp added.

Goins is getting various interest from several colleges, including Southwestern Michigan College, along with other area junior colleges and small four-year schools, including Trine University in Angola, Ind.

"If any college coach doesn't take a chance on Nylen they would be a fool. He can score, play great defense and hammer the ball. He's in the weight room working his butt off every day and he's added some pounds on his frame this year. He goes out of his way to put extra time into his game. He's one of those kids who might be undersized but his heart makes up for it," Knapp said.

Besides becoming the Bobcats' all-time leading scorer, Goins identified Brandywine's run to the state title his sophomore year as a memborable event in his career.

"It feels good to reach this kind of milestone. I put in alot of work in the offseason in the gym going through reps and building my confidence in my game," Goins said.

Brandywine basketball is very special to Goins.

"I was in this program ever since I was 14 years old. Our state title team was real close and we pushed each other hard in practice every day. I had some great teammates and it was fun being on the floor with those guys," Goins recalled.

Goins stated he just works hard to get to his spots on the floor and he just tries to be the best scorer and leader for his ballclub.

"I'm quick and smart with the basketball. I'm real poised, can shoot and handle the ball well," Goins said.

Goins points to his older brother Nate Goins who played prep basketball across town at Niles High School as his biggest influence.

"I watched my brother alot of the floor when he was growing up. He taught me a lot about the game," Goins said.

Nick Shelton / For Leader Publications

Brandywine's Nylen Goins broke Leonard Drake's career-scoring record of 1,328 points set back in 1973.

Edwardsburg boys beat Three Rivers 60-32

By MAXWELL HARDEN
max.harden@leaderpub.com

EDWARDSBURG — Blaise Crist and Reed Gates each scored 17 points Friday night as Edwardsburg stayed in the thick of the Wolverine Conference boys basketball race with a 60-32 win over Three Rivers.

The Eddies are now 6-3 in the league and trail Paw Paw (8-2) in the title chase.

Boys

EDWARDSBURG 60
THREE RIVERS 32

THREE RIVERS (32)
Brayden Carpenter 9, Ane 2, Blake Stewart 2, D.J. Fuller 2, Langston 6, Austin Michelin 2, Cameron Cropper 2, Zander Barth 7. Totals 10 12-19 32.

EDWARDSBURG (60)
Lucas Kline 2, Maverick Gates 3, Liam Sieggreen 3, Blaise Crist 17, Kevin Wright 0, Law Gates 3, Michael Wright 9, Isaac Dittenber 4, Peter Szlasnfucht 2, Reed Gates 17. Totals 21 12-19 60

Three Rivers	**7**	**18**	**22**	**—**	**32**
Edwardsburg	**12**	**26**	**37**	**—**	**60**

3-point baskets – Three Rivers 0, Edwardsburg 6 (M. Wright 3, M. Gates 1, Sieggreen 1, L. Gates 1). Total fouls – Three Rivers 22, Edwardsburg 15. Records – Three Rivers 0-8 Wolverine Conference, 1-12; Edwardsburg 6-3 Wolverine Conference, 9-5.

Photo courtesy of Jeff Douglas

Edwardsburgg defeated Three Rivers 60-32 Friday night.

Outside shooting, big second quarter powers Brandywine boys past Bronson

By SCOTT HASSINGER
Leader Correspondent

BRONSON — Nathan Knapp wants to see his Niles Brandywine boys' basketball team turn things up a notch with a big Lakeland Conference game just a couple days away and the Division 3 district tournament approaching in a few weeks.

While pleased to see his Bobcats secure their 13th win of the season at Bronson with a 59-39 non-conference victory, Knapp knows his ballclub can play better than it did Tuesday.

"We didn't play with much energy tonight. It's a long drive over here for a Tuesday night game after being in school all day. We had a hard practice on Monday and we're getting ready for a tough game against Berrien Springs on Friday. We never look ahead so I didn't want the kids to lose focus of this one tonight. I didn't think we shot the basketball particularly well. We just couldn't seem to string four quarters together in this one," Knapp said.

Brandywine, now 13-4 overall and 3-1 in the Lakeland Conference, struggled in the opening quarter against a bigger Bronson (8-9) lineup and the Vikings' zone defense.

See **POWERS**, page B3

AP SPORTS NFL EXTRA

THIS YEAR'S MATCHUP AMONG THE MOST UNLIKELY AT START OF SEASON

SUPER BOWL 60

BY ARNIE MELENDREZ STAPLETON
AP Pro Football Writer

Mike Vrabel and Sam Darnold are bringing the unlikeliest of Super Bowl matchups to Levi's Stadium in Santa Clara, California, a showdown that drew 4,800-to-1 odds at the start of the season.

Those preseason odds seemed about right when both the New England Patriots (80-to-1) and Seattle Seahawks (60-to-1) lost their season openers too.

But the longshots wouldn't be stopped short on their way to Super Bowl 60.

Vrabel, who was fired by the Tennessee Titans in 2023, replaced Jerod Mayo as head coach in New England after his one-year stint produced a second straight 4-13 season. Vrabel quickly turned around the Patriots (17-3), who dispatched the Chargers, Texans and Broncos — three top-5 defenses — in the playoffs on their way to their 12th Super Bowl appearance.

Vrabel, who won three Super Bowls as a playmaking linebacker for New England, could become the first person in NFL history to also win as a head coach for the same franchise.

"I won't win it. It'll be the players that'll win the game," Vrabel said. "I promise you, it won't be me that'll win it, and I promise you that I'll do everything I can, and our staff, to have them ready for the game."

Vrabel tied George Seifert of the San Francisco 49ers in 1989 with 17 victories, including playoffs, in his first season with a team.

Patriots signal-caller Drake Maye became the first member of the vaunted 2024 quarterback draft class to reach the big game — despite taking 15 sacks so far in the playoffs. With the Broncos' Bo Nix, his pre-draft training partner, watching from a suite just days after undergoing ankle surgery, Maye scrambled for 57 yards in the snow in Denver, allowing the Patriots to convert on second-and-10, third-and-9 and third-and-15 on their way to a 10-7 win over the Broncos in the AFC championship.

AP PHOTO

New England Patriots head coach Mike Vrabel celebrates with the trophy after the AFC Championship game against the Denver Broncos, in Denver.

Seattle Seahawks vs. New England Patriots

KICKOFF: SUNDAY, FEB. 8, AT 6:30 P.M. EST

Sam Darnold

Darnold threw for the second-most passing yards of his career (4,048) while tossing for 25 touchdowns during the season. But he also threw 14 interceptions. That's been his bugaboo since his rookie year with the Jets in 2018. He's thrown 83 passes to opponents in 103 career games, including playoffs. He's been clean this postseason, so far. Against division rivals 49ers and Rams in the playoffs, he's a combined 37 of 53 (70%) for 470 yards with four touchdowns, no interceptions and five sacks.

Drake Maye

Maye has beaten three top-5 defenses on his way to the Super Bowl, besting the Chargers, Texans and Broncos. Although he's been sacked a whopping 15 times in the playoffs after getting sacked 47 times in the regular season, Maye has thrown for four touchdowns with two interceptions on 43-of-77 passing (56%). Maye, however, has run 24 times for 141 yards and a touchdown, which came against Denver in the AFC title game, where he scrambled for 57 yards in the snow.

Seahawks coach Mike Macdonald has a chance to become the first head coach to win a Super Bowl as his team's primary defensive play caller. The last coach with primarily defensive roots to lift the Lombardi Trophy was Bill Belichick after the 2018 season.

The Seahawks jumped at the chance to acquire Darnold after the Vikings let him leave following a 14-3 season that ended with back-to-back blowouts at the hands of the Lions and Rams last year. The Vikings decided to go with J.J. McCarthy and Minnesota stumbled to a 9-8 record while Darnold, who replaced Geno Smith in Seattle, was joining Tom Brady as the only quarterbacks with back-to-back 14-win seasons.

Darnold is the first QB in NFL history to do so with two different teams and his performances in these playoffs, especially the NFC championship, show he's finally shaking that label of not being a big-game quarterback.

"I mean, 300-something yards, three touchdowns, no picks," Macdonald said after Seattle's 31-27 win over the Rams to get to the Super Bowl. "Every time they went and scored he came back, made some big-time throws on third down, two-minute drive, four-minute drive. ... Just really happy for him. He deserves it. Just been a rock for us the whole year."

This Super Bowl is a rematch of Super Bowl 49, when the Seahawks were on the cusp of winning only to see Malcolm Butler intercept Russell Wilson's pass at the goal line in the waning seconds, preserving New England's 28-24 win and denying the Seahawks consecutive Super Bowl titles.

The Patriots have won a half dozen Lombardi Trophies, all with Brady, now the lead NFL analyst for Fox Sports and a limited partner of the Las Vegas Raiders, and Pro Football Hall of Fame finalist Belichick, now head coach at the University of North Carolina.

"This city is used to winning," Patriots cornerback Christian Gonzalez said. "So getting us back to where we want to be is big."

Seattle is seeking its second championship parade to go with the one from its 43-8 demolition of Denver in Super Bowl 48.

"We don't have a bunch of superstars and all that," Macdonald said. "Just a really good football team that is tough and connected and didn't blink."

These upstart Patriots have already accomplished something that their predecessors couldn't do in four tries: win a playoff game in Denver.

"It's a new team, it's a new era," Maye said. "I respect and appreciate what the Patriots dynasty did, and unfortunately, they didn't come out with some wins here, but we changed that narrative and look forward to bringing our best football to Santa Clara. That'll be pretty special."

One of Vrabel's first moves after becoming Patriots head coach was to bring back Josh McDaniels for his third stint as New England's offensive coordinator, this time to tutor Maye, the third overall pick of the 2024 NFL draft out of North Carolina.

"He does a great job of mixing it up, doing what we do best," Maye said. "I think we still haven't played our best football yet in these playoffs. I'm looking forward to seeing that and hopefully having that click and win the Super Bowl. That would be pretty cool.

"I think just having him and knowing what the game is like, he's great at having a feel for that. I think he's the best offensive coordinator in the league. I got full trust in him."

Led by quarterback Sam Darnold, who previously played for the Minnesota Vikings, San Francisco 49ers, Carolina Panthers and New York Jets, the Seahawks (16-3) rolled past the Niners and edged the Los Angeles Rams in the playoffs on their way to their fourth Super Bowl appearance and first in 11 years.

Facts & Figures

At Stake

National Football League Championship for the Vince Lombardi Trophy. The New England Patriots will play in an NFL-record 12th Super Bowl, seeking their 7th trophy, which would push them past the Pittsburgh Steelers for most championships by any NFL team. Their other titles all came during the Tom Brady-Bill Belichick era with wins in 2002, 2004, 2005, 2015, 2017, and 2019. The Seattle Seahawks are in their fourth Super Bowl, seeking their second trophy to go with the one they hoisted after the 2014 season.

2015 Rematch

These same two teams played in Seattle's last Super Bowl appearance 11 years ago. The Patriots won that game, 28-24, on a late interception by undrafted rookie Malcom Butler when the Seahawks got to the 1-yard line with 20 seconds left and opted to pass rather than give the ball to running back Marshawn Lynch, who had been difficult for New England to stop late in the game. Butler stepped in front of Ricardo Lockette to pick off Russell Wilson's pass and complete one of the wildest Super Bowl finishes up to that time.

Venue

Levi's Stadium in Santa Clara, California, home of the San Francisco 49ers. This marks the second time the venue hosts the championship game, previously hosting Super Bowl 50 in 2016, when the Denver Broncos, led by future Hall-of-Fame quarterback Peyton Manning defeated the Carolina Panthers 24-10 in what would be Manning's final game. The open-air stadium has a standard seating capacity of 68,500, but it will be expanded to up to 75,000 for the Super Bowl.

Performers

Bad Bunny, the singer and rapper known as the king of Latin trap and the most streamed artist of 2025 on Spotify, will perform at halftime. Pre-game performances will include pop star Charlie Puth, who will perform the national anthem; singer-songwriter Brandi Carlile. who will sing "America the Beautiful," and singer and actor Coco Jones, who will perform "Lift Every Voice and Sing." The rock band Green Day, which hails from nearby East Bay, also will perform before the game.

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Cassopolis rallies to beat Centreville 54-48

By MAXWELL HARDEN
max.harden@leaderpub.com

CASSOPOLIS — The Cassopolis Rangers rallied to earn a 54-48 win over Centreville Thursday night in a key Southwest 10 matchup.

Tied 10-10 entering the second quarter, the Bulldogs outscored the Rangers 16-3 in the second to take a 26-13 lead into halftime. The Rangers (9-5,9-2 SW10) trailed 39-33 entering the fourth quarter and outscored Centreville (12-4,10-2 SW10) 24-9 in the frame to seal the win.

Madison Nelson led all scorers with 23 points while Maddy Yakel and Cheyenne Redmond scored 13 and 10 points respectively. Mary Stears finished with 19 points, six rebounds and six steals for Centreville and Drew Alexander added 10 points, seven assists and four steals.

Today was a tale of two halves," said Centreville coach Jill Peterson. "We knew Cassopolis would come out to compete and they made some good adjustments and hit some big shots to come out on top. Despite the loss, we had some bright spots that will help us down the road and obviously some things to work on. The success of the team will be determined by our ability to stay unified through adversity."

Buchanan beats Edwardsburg

By PMG STAFF

BUCHANAN — Buchanan raced out to a 26-18 halftime lead and defeated Edwardsburg Monday night in a girls basketball game.

Buchanan, now 6-7, got 20 points from Gabby Carson, 10 points apiece from Reese Berry and Aspen Berry and eight from Justyce Cashier.

Kya Shier scored 17 points, grabbed 10 rebounds, collected five steals and dished out two assists for the Eddies, now 6-9. Shelby Laubach added 17 points, five rebounds and four steals, and Mallory Schrock had six rebounds and five steals.

Area athletes sign national letters of intent

By MAXWELL HARDEN
max.harden@leaderpub.com

Wednesday was National Signing Day and several local athletes took the next step in their academic and athletic pursuits.

With signing day events happening across the area, here is a roundup of area student-athletes who have signed letters of intent to play at the NCAA Division I, Division II, Division III, NAIA and junior college levels on National Signing Day.

Niles

- Jaeylin Vawter, football, Saginaw Valley State University
- Trenton Scott, football, University of Olivet
- Chase Brawley, football, North Central College
- Brandon Hamilton, football, North Central College
- Elijah Norris, football, University of Olivet
- Ward Cheney, football, Trine University
- Alex Anderson, football, North Central College

Edwardsburg

- AJ Wright, football, Northern State University

If you know of any other student-athletes from the Niles and Dowagiac areas who signed a letter of intent on National Signing Day on Feb. 4 and are not on this list, contact managing editor Maxwell Harden at max.harden@leaderpub.com.

Photos provided

Eight Niles Vikings signed national letters of intent Wednesday. Front row, from left: Chase Brawley, Brandon Hamilton, Trenton Scott, Elijah Norris. Back: Ward Cheney, Malachi Burris, Alex Anderson Jayelin Vawter.

Edwardsburg's AJ Wright signed with Northern State University Wednesday.

POWERS

From page B1

The Bobcats managed to drain just one field goal in 10 attempts from the floor in the first quarter and found themselves trailing the Vikings 12-4. Senior Nylen Goins' three pointer and a Will Hubbard free throw were all the offense the Bobcats could muster in the stanza.

Brandywine was a totally different squad in the second quarter, however, as the Bobcats used their full-court defensive pressure and torrid outside shooting to outscore the Vikings 27-1 and build a commanding 31-13 lead entering halftime. The Bobcats also buried five of its 12 three pointers on the night during the stanza.

Ryder Richard's two triples highlighted Brandywine's offensive effort in the third period. But Bronson remained within striking distance by using its size on the interior to draw fouls and make its way to the free-throw line. The Vikings canned 6-of-8 attempts to outscore the Bobcats 10-9 in the period and trail its guests 40-25 entering the fourth quarter.

Brandywine finished the game strong by outscoring Bronson 19-14 in the final period, including four more triples. Two of those triples came from Goins, who on Friday broke the school's career scoring mark, who finished the night as the game's high scorer with 18 points. Elijhia Burt added 15 points for the Bobcats while Richard finished with nine, Hubbard seven, Emerson Gogley five, Jose Deming three and Hudson Alfs scored two.

Brandywine finished with 21 field goals on the night, including 12 three pointers, and made 5-of-8 (62.5 percent) free-throw attempts.

Richard pulled down seven rebounds to lead Brandywine and Hubbard grabbed four.

Sophomore Owen Losinski paced Bronson in scoring with 12 points, while Spencer Losinski added eight and Layne Arver had seven points.

The Vikings made 13 field goal attempts and shot 10-of-17 (58.7 percent) from the foul stripe.

Brandywine's attention now shifts to avenging its 73-70 triple-overtime loss on Jan. 9 to Berrien Springs on the road this Friday.

Knapp knows the potential of his team and is pleased with where the Bobcats are at with only a few weeks left in the regular season.

"Our kids are battle tested and they work extremely hard. They never give up. This is basically the same team that we had last season. We learned a lot from last year. You like to see that as a coach because they are buying into what you are trying to teach them," Knapp said.

Scott Hassinger / For Leader Publications

Junior center Will Hubbard (4) drives inside for two points against Bronson's Warner Wotta (35).

Classifieds Marketplace

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25 N. 2nd St., Niles, MI 49120
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classified@heraldpalladium.com

0500 MERCHANDISE

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0900 LEGALS

STATE OF MICHIGAN
PROBATE COURT
COUNTY OF BERRIEN

PUBLICATION OF NOTICE AND CREDITORS NOTICE

FILE NO 2026-0057-DE-J

ESTATE OF Georgina W. Dunham
Date of Birth: 08/16/1938

TO ALL INTERESTED PERSONS including creditors and heirs of the deceased whose address(es) are unknown and whose interest in the matter may be barred or affected by the following:

Be advised that a Petition for Determination of Heirs has been filed with the Court and a hearing on said Petition will be held on March 3, 2026, at 10:15 A.M. via Zoom through the Berrien County Courthouse, 811 Port Street, Saint Joseph, Michigan 49085

NOTICE TO CREDITORS: The Decedent, Georgina W. Dunham, who lived at 1355 Honeysuckle Lane, Niles, Michigan, died November 20, 2025.

Creditors of the Decedent are notified that all claims against the estate will be forever barred unless presented to Sean Dunham, named personal representative, or to the probate court at 811 Port Street, Saint Joseph, Michigan 49085 and the named personal representative within four (4) months after the date of publication of this notice.

February 7, 2026

Robert L. Landgraf, Jr. (P23000)
Attorney
Post Office Box 1310
Niles, Michigan 49120
(269) 683 - 8300

Sean Dunham
Petitioner
c/o Post Office Box 1310
Niles, Michigan 49120-1310

0900 LEGALS

STATE OF MICHIGAN
PROBATE COURT
COUNTY OF BERRIEN

PUBLICATION OF NOTICE AND CREDITORS NOTICE

FILE NO 2026-0058-DE-R

ESTATE OF Floyd Elrod
Date of Birth: 08/08/1939

TO ALL INTERESTED PERSONS including creditors and heirs of the deceased whose address(es) are unknown and whose interest in the matter may be barred or affected by the following:

Be advised that a Petition for Determination of Heirs has been filed with the Court and a hearing on said Petition will be held on March 10, 2026, at 10:00 A.M. via Zoom through the Berrien County Courthouse, 811 Port Street, Saint Joseph, Michigan 49085

NOTICE TO CREDITORS: The Decedent, Floyd Elrod, who lived at 3003 South 14th Street, Niles, Michigan, died December 20, 2025.

Creditors of the Decedent are notified that all claims against the estate will be forever barred unless presented to Brenda Elrod, named personal representative, or to the probate court at 811 Port Street, Saint Joseph, Michigan 49085 and the named personal representative within four (4) months after the date of publication of this notice.

February 7, 2026

Robert L. Landgraf, Jr. (P23000)
Attorney
Post Office Box 1310
Niles, Michigan 49120
(269) 683 - 8300

Brenda Elrod
Petitioner
c/o Post Office Box 1310
Niles, Michigan 49120-1310

0900 LEGALS

STATE OF MICHIGAN
PROBATE COURT
Cass COUNTY

NOTICE TO CREDITORS
Decedent's Estate

CASE NO. and JUDGE
2026-006-DE
Hon. Carol M. Bealor

Court address Court telephone no.
60296 M-62, Ste 10,
Cassopolis, MI 49031
269-445-4454

Estate of: Maynard V. Johnson, Deceased
Date of birth: * 1929

TO ALL CREDITORS: **

NOTICE TO CREDITORS: The decedent, Maynard V. Johnson, died 10/06/1982. Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Anna Wenzel, personal representative, or to both the probate court at 60296 M-62, Ste 10, Cassopolis, MI 49031 and the personal representative within 4 months after the date of publication of this notice.

Date 01/26/2026

Lana M. Escamilla, Lewis Reed & Allen, P.C. P71275
Attorney name **Bar no.**
136 East Michigan Ave, Ste 800
Address
Kalamazoo, MI 49007
City, state, zip
269-388-7600
Telephone no.

Anna Wenzel
Personal representative
17 East Cavalry Dr
Address
New York, NY 10956
City, state, zip

0900 LEGALS

STATE OF MICHIGAN
PROBATE COURT
COUNTY OF BERRIEN

PUBLICATION OF NOTICE AND CREDITORS NOTICE

FILE NO 2026-0060-DE-M

ESTATE OF Maude Jane Wolf
Date of Birth: 08/29/1947

TO ALL INTERESTED PERSONS including creditors and heirs of the deceased whose address(es) are unknown and whose interest in the matter may be barred or affected by the following:

Be advised that a Petition for Determination of Heirs has been filed with the Court and a hearing on said Petition will be held on February 24, 2026, at 10:00 A.M. via Zoom through the Berrien County Courthouse, 811 Port Street, Saint Joseph, Michigan 49085

NOTICE TO CREDITORS: The Decedent, Maude Jane Wolf, who lived at 311 Oak Street, Three Oaks, Michigan, died November 9, 2025.

Creditors of the Decedent are notified that all claims against the estate will be forever barred unless presented to Tammy Anders, named personal representative, or to the probate court at 811 Port Street, Saint Joseph, Michigan 49085 and the named personal representative within four (4) months after the date of publication of this notice.

February 7, 2026

Robert L. Landgraf, Jr. (P23000)
Attorney
Post Office Box 1310
Niles, Michigan 49120
(269) 683 - 8300

Tammy Anders
Petitioner
c/o Post Office Box 1310
Niles, Michigan 49120-1310

0900 LEGALS

STATE OF MICHIGAN
PROBATE COURT
CASS COUNTY

NOTICE TO CREDITORS
Decedent's Estate

CASE NO. and JUDGE
2026-008-DE
Carol M. Bealor

Court address Court telephone no.
60296 M-62,
Cassopolis, MI 49031
(269) 445-4475

Estate of: Geneva Lee Troxell
Date of Birth: 09/25/1952

TO ALL CREDITORS: **

NOTICE TO CREDITORS:
The decedent, Geneva Lee Troxell, died 08/23/2025
Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Richard L. Troxell, personal representative, or to both the probate court at 60296 M-62, Cassopolis, MI 49031 and the personal representative within 4 months after the date of publication of this notice.

Ean P. Hamilton P79755
Attorney name **Bar no.**
3431 Oakland Dr.
Address
Kalamazoo, MI 49008
City, state, zip
(248)488-8394
Telephone no.

Richard L. Troxell
Personal representative
2205 Cambridge Dr.
Address
Kalamazoo, MI 49001
City, state, zip
(269)207-9805
Telephone no.

Howard Township
Cass County, Michigan
Board of Trustees
January 20, 2026

The meeting was called to order at 7:00 p.m. at the Township Hall.

Board Action
Approved Meeting Agenda.
Approved the minutes of the 12/16/25 Board Meeting
Approved the financial report with an ending balance of 1,587,872.60 including a CD
Approved the payment of bills through January 20, 2026
Approved the departmental reports
Public Comment occurred
Introduction of Ordinance #236 Amend Burning Ord
Approved Budget meetings 1/28, 2/19 ,3/4 and Public Hearing 3/12 all at 6pm.
Adjourn the meeting at 7:20p.m.

Sell your unwanted items quickly with a classified ad.

0900 LEGALS

STATE OF MICHIGAN
PROBATE COURT
CASS COUNTY

NOTICE TO CREDITORS
Decedent's Estate

CASE NO. and JUDGE
2026-009-DE

Court address Court telephone no.
60296 M-62, Cassopolis, MI 49301 (269) 445-4452

Estate of: Sharon A. Burgess, Deceased
Date of Birth: * March 24, 1946

TO ALL CREDITORS: **

NOTICE TO CREDITORS: The decedent, Sharon A. Burgess died November 25, 2025. Creditors of the decedent are notified that all claims against the estate will be forever barred unless presented to Shamra M. VanWagoner, personal representative, or to both the probate court at 60296 M-62, Cassopolis, MI 49301 and the personal representative within 4 months after the date of publication of this notice.

Date: 2/2/2026

Miller, Canfield, Paddock & Stone, PLC
Shamra M. VanWagoner P44020
Attorney name **Bar no.**
277 S. Rose St, Ste 6000
Address
Kalamazoo, MI 49007
City, state, zip
(269) 383-5898
Telephone

Shamra M. VanWagoner
Personal representative
277 S. Rose St, Ste 6000
Address
Kalamazoo, MI 49007
City, state, zip
(269) 383-5898
Telephone

STATE OF MICHIGAN
PROBATE COURT
COUNTY OF Cass

PUBLICATION OF NOTICE AND CREDITORS NOTICE

FILE NO
2026-016-DE

ESTATE OF WINNIE LEE GWINN
Date of Birth: June 4, 1949

TO ALL INTERESTED PERSONS including creditors and heirs of the deceased whose address(es) are unknown and whose interest in the matter may be barred or affected by the following:

Be advised that a Petition for Determination of Heirs has been filed with the Court and a hearing on said Petition will be held on March 3, 2026, at 09:00 A.M. via Zoom through the Cass County Law and Courts Building, 60296 M62, Cassopolis, Michigan 49031

NOTICE TO CREDITORS: The Decedent, Winnie Lee Gwinn, who lived at 2523 Lakeshore Drive, Niles, Michigan, died November 20, 2025.

Creditors of the Decedent are notified that all claims against the estate will be forever barred unless presented to Rebecca Miller, named personal representative, or to the probate court at 60296 M62, Cassopolis Michigan 49031 and the named personal representative within four (4) months after the date of publication of this notice.

January 31, 2026

Robert L. Landgraf, Jr. (P23000)
Attorney
Post Office Box 1310
Niles, Michigan 49120
(269) 683 - 8300

Rebecca Miller
Petitioner
c/o Post Office Box 1310
Niles, Michigan 49120-1310

0900 LEGALS

CITY OF DOWAGIAC
BOARD OF REVIEW

The Organizational meeting will be held on Tuesday, March 3, 2026, at 3:30 pm at the Dowagiac City Hall, 241 S Front Street, Dowagiac. No appeals of 2026 assessments will be heard at this time.

The Board of Review will hear appeals of 2026 assessments on Monday, March 16, 3:00pm- 9:00 pm and Tuesday, March 17, 3:00 pm - 9:00 pm.

Resident and non-resident property owners may protest by letter if received by noon on Tuesday, March 17, 2026.

Estimated multipliers for each class of property for 2026 are as follows:
Agricultural…....1.0734
Commercial…..... 1.1193
Industrial…..1.0288
Residential….....1.1397

The tentative ratio for each class is 50%. The inflation rate multiplier for use in calculating 2026 capped value is 1.027

The City will provide necessary reasonable auxiliary aids and services to those with disabilities planning to attend upon three (3) days' notice to the City Clerk. If you require such aids or services and plan to appeal in person, please call the City.

Shalice Northrop,
City of Dowagiac Assessor

Howard Township
Cass County, Michigan
Board of Trustees
December 16, 2025

The meeting was called to order at 7:00 p.m. at the Township Hall.

Board Action
Approved Meeting Agenda.
Approved the minutes of the 11/18/25 Board Meeting
Approved the financial report with an ending balance of 1,602,939.44 including a CD
Approved the payment of bills through December 16, 2025
Approved the departmental reports
Public Comment occurred
Adjourn the meeting at 7:15p.m.

HOWARD TOWNSHIP
BOARD OF REVIEW

The Organizational meeting will be held on Tuesday, March 3, 2026, at 1:30 pm at the Howard Township Hall, 1345 Barron Lake Road, Niles. No appeals of 2026 assessments will be heard at this time. The Board of Review will hear appeals on the 2026 assessments on Tuesday, March 10, 9:00 am - 3:00 pm and Wednesday, March 11, 3:00 pm - 9:00 pm. Resident and non-resident property owners may protest by letter if received by 5 pm on Wednesday, March 11, 2026. Estimated multipliers for each class of property for 2026 are as follows:

Agricultural…..... .9907
Commercial…..... 1.0927
Industrial…....1.0553
Residential….....1.0788

The tentative ratio for each class is 50%. The inflation rate multiplier for use in calculating 2026 capped value is 1.027

The Township will provide necessary reasonable auxiliary aids and services to those with disabilities planning to attend upon three (3) days' notice to the Township Clerk. If you require such aids or services and plan to appeal in person, please call the Township.

Shalice Northrop,
Howard Township Assessor

Notice of Self Storage Sale
Please take notice Just Simple Storage - Menominee located at N710 County Rd 577, Menominee, MI, 49858 intends to hold an Auction of storage units in default of payment. The sale will occur as an Online auction at www.bid13.com on 2/19/2026 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Victor Odegaard. This sale may be withdrawn at any time without notice. 7528-333172

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC, MAY BE DEEMED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION WE OBTAIN WILL BE USED FOR THAT PURPOSE. PLEASE CONTACT OUR OFFICE AT 13010 Morris Road, Suite 450, Alpharetta, GA 30004 ph:470-321-7112 Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. Notice of Foreclosure by Advertisement Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in CASS County, starting promptly at 10:00 AM on February 25, 2026. The amount due on the mortgage may be greater on the day of sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information: Name(s) of the mortgagor(s): MATTHEW SWISHER. Default has been made in the conditions of a Mortgage made by MATTHEW SWISHER to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, original Mortgagee, for a mortgage dated July 27, 2023, and recorded on August 08, 2023 in Liber 1235 Page 2027 in the Register of Deeds in and for Cass County. Said mortgage was assigned by said Mortgagee to PLANET HOME LENDING, LLC as documented by an assignment of mortgage dated March 12, 2025, and recorded on March 12, 2025, in Liber 1257 Page 1059 in the Register of Deeds in and for Cass County, on which Mortgage there is claimed to be due at the date hereof the sum of $306,311.64. Under the power of sale contained in said Mortgage and the statute in such case made and provided, notice is hereby given that said Mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public venue, at the place of holding the Circuit Court within CASS County, Michigan on February 25, 2026 at 10:00 AM. Said premises are located in the city of DOWAGIAC in CASS County, Michigan and are described as: LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF CASS, CITY OF DOWAGIAC: LOT 224 AND 1 ROD OFF THE SOUTH SIDE OF LOT 225, IN PATRICK HAMILTON'S FOURTH ADDITION TO THE VILLAGE (NOW CITY) OF DOWAGIAC, CASS COUNTY, MICHIGAN. Property Address: 106 HAMILTON ST. DOWAGIAC MI, 49047 Tax ID No. 14-160-200-492-00 The redemption period shall be Six (6) months from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a, in which case the redemption period shall be 30 days from the date of such sale. If this property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the Mortgage sale or to the Mortgage holder for damaging the property during the redemption period. PLANET HOME LENDING, LLC Mortgagee/Assignee January 24, 2026, ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Mortgagee/Assignee 13010 Morris Road, Suite 450 Alpharetta, GA 30004 Telephone: 470-321-7112 Facsimile: 404-393-1425 Service Email: MIFCLTeam@raslg.com (01-24)(02-14)

0900 LEGALS

JEFFERSON TOWNSHIP
BOARD OF REVIEW

The Organizational meeting will be held on Tuesday, March 3, 2026, at 2:30 pm at the Jefferson Township Hall, 24725 Jefferson Center Street, Cassopolis. No appeals of the 2026 assessments will be heard at this time. The Board of Review will meet to hear appeals of 2026 assessments on Monday, March 9, 3:00 pm-9:00 pm and Monday, March 16, 9:00 am - 3:00 pm. Resident and non-resident property owners may protest by letter if received by noon on Monday, March 16, 2026. Estimated multipliers for each class of property for 2026 are as follows:

Agricultural…....1.0755
Commercial…....1.0996
Industrial…....1.0460
Residential…....1.0524

The tentative ratio for each class is 50%. The inflation rate multiplier for use in calculating 2026 capped value is 1.027

The Township will provide necessary reasonable auxiliary aids and services to those with disabilities planning to attend upon three (3) days' notice to the Township Clerk. If you require such aids or services and plan to appeal in person, please call the Township.

Shalice Northrop, Jefferson Township Assessor

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on August 4, 2006, a certain Adjustable-Rate Home Equity Conversion Mortgage was executed by Ellie Joe Harris, Jr., as mortgagor, in favor of Financial Freedom Senior Funding Corporation, a subsidiary of Indy Mac Bank, F.S.B., as mortgagee, which was recorded August 14, 2006, at Liber 00942, Page 1019, Cass County Records; and,

WHEREAS the mortgage was insured by the United States Secretary of Housing and Urban Development (the "Secretary") pursuant to the National Housing Act for the purpose of providing single family housing; and,

WHEREAS the mortgage is now owned by the Secretary, through mesne assignments as documented by an Assignment of Mortgage, dated April 25, 2003, and recorded May 2, 2023, at Liber 1231, Page 2597, Cass County Records; and,

WHEREAS, a default has been made in the covenants and conditions of the Mortgage in that the mortgagor is deceased and the property described below is not the principal residence of at least one surviving Borrower; and

WHEREAS, the entire amount delinquent as of December 3, 2025, is $161,427.51; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the mortgage to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. § 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on September 26, 2016 at Liber 1112, Page 708, Cass County Records, notice is hereby given that on **Wednesday, March 4, 2026 at 10:00 a.m.** local time, the real property located in the Township of Milton, County of Cass, State of Michigan, the below described will be sold at public auction to the highest bidder:

Commencing South 00 degrees 09 minutes 55 seconds East 977 feet from West 1/4 corner; thence North 00 degrees 09 minutes 55 seconds West 258.75 feet; thence South 89 degrees 59 minutes 19 seconds East 280. 75 feet; thence South 00 degrees 09 minutes 55 seconds East 258.75 feet; thence North 89 degrees 59 minutes 19 seconds West 280.75 feet to beginning. Section 9.
Commonly known as: 461 Gumwood Rd.
Tax Parcel No: 14-070-009-017-01

The sale will be held at the Cass County Circuit Courthouse, which is located at 60296 M-62, Cassopolis, Michigan.

The Secretary of Housing and Urban Development will bid $166,369.75.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, their pro rata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders, except the Secretary, must submit a deposit totaling $16,636.98 [10% of the Secretary's bid] in the form of a certified check or cashier's check, made payable to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of $16,636.98 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the high bidder, he/she/they need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of $500.00, paid in advance. The extension fee shall be in the form of a certified or cashiers check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the Foreclosure Commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD Representative, offer the Property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser upon receipt of the entire purchase price in accordance with the terms of the sale, as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The mortgage cannot be "reinstated" prior to sale, as the event triggering acceleration was not a default in payments. Payment of the entire outstanding balance of the mortgage debt is required to stop the foreclosure. The "outstanding balance" includes amounts that would be due under the mortgage agreement if the debt under the mortgage had not been accelerated, advertising costs, posting costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure and all other costs incurred in connection with the foreclosure prior to the sale.

Date: January 8, 2026

Heide M. Myszak
Foreclosure Commissioner for the United States
Secretary of Housing and Urban Development
31440 Northwestern Hwy., Ste. 145
Farmington Hills, MI 48334

STATE OF MICHIGAN)
COUNTY OF OAKLAND) SS.

On this 8th day of January 2026, before me, a Notary Public in and for Oakland County, appeared Heide M. Myszak, Foreclosure Commissioner for the United States Secretary of Housing and Urban Development, to me personally known and being duly sworn did say that said instrument was signed and did acknowledge the same to be her free act and deed.

Name: Karolyn A. Hanna
Notary Public, Macomb County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: February 5, 2031

Drafted by and when recorded return to:
Donna Clifford-Carter (P52369)
Trott Law, PC
31440 Northwestern Hwy., Ste. 145
Farmington Hills, MI 48334 Trott # 526738L01

0900 LEGALS

Notice of Self Storage Sale
Please take notice **Aloha Storage located at 3001 South 11th Street, Niles, MI, 49120** intends to hold an Auction of storage units in default of payment. The **sale will occur at the facility on 2/20/2026 at 12:00 PM.** Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Christina Turnbo. This sale may be withdrawn at any time without notice.

Notice of Self Storage Sale
Please take notice **Aloha Storage located at 3001 South 11th Street, Niles, MI, 49120** intends to hold an Auction of storage units in default of payment. The **sale will occur at the facility on 2/16/2026 at 12:00 PM.** Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Carl D. Hendrix. This sale may be withdrawn at any time without notice.

PUBLICATION OF NOTICE RE:
Sale by Online Auction of Contents of Self-Storage Unit
To all interested persons, including, Michael C. Pollard
Take Notice: The Contents of Storage Unit #66, located at Diamond Lake Self Storage, 22954 Diamond Cove Road, Cassopolis, Michigan 49031, will be sold via online auction, **beginning Feb 14, 2026, at 12:00 p.m. through Feb 23, 2026, at 3:00 p.m., on storagetreasures.com**. Items to be sold will have pictures posted on Storagetreasures.com

0900 LEGALS

SILVER CREEK TOWNSHIP
January 14th, 2026
Regular Meeting Summary

Meeting called to order at 6:30 pm and the pledge of allegiance was recited.
Board Members All Present- Braman, Honn, Behnke, Barnes, Stockwell.
Agenda, Minutes, and Bills and Claims were approved. Updates and Reports were given verbally or provided in packets.
Motion carried to approve the transfer of the Indian Lake Sewer assets contract to SLAUA.
Motion carried to approve Seeber to also represent SLAUA, noting no conflict of interest.
Meeting adjourned at 6:55pm.
Detailed minutes are available on the township website: www.silvercreektwpmi.gov
Next Meeting is February 11th, 2026, at 5pm for Budget Workshop and at 6:30pm for regular meeting.

JESS HONN, CLERK

1000 HOME SERVICE DIRECTORY

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Senior Discounts
269-362-1566

Notice of Foreclosure by Advertisement Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Cass County, starting promptly at 10:00 AM on 2/25/2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. Names of Mortgagor(s): Jamie Stockton. Original mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Strong Home Mortgage, LLC. Date of mortgage: 8/1/2023. Mortgage recorded on 8/10/2023 as Document No. 205443, in Liber 1235, Page 2286. Foreclosing Assignee (if any): Rocket Mortgage, LLC f/k/a Quicken Loans, LLC. Amount claimed to be due at the date hereof: $199,202.63 Mortgaged premises: Situated in Cass County, and described as: LAND SITUATED IN THE TOWNSHIP OF MILTON, COUNTY OF CASS, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT NUMBER 15, IRONWOOD HEIGHTS, MILTON TOWNSHIP, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1-H OF PLATS, PAGE 391; THENCE NORTH 88 DEGREES 57 MINUTES 00 SECONDS WEST, ALONG THE EXTENSION OF THE SOUTH LINE OF SAID LOT 15, 200.00 FEET; THENCE NORTH PARALLEL WITH THE WEST ONE-EIGHTH LINE OF SAID SECTION, 200.00 FEET; THENCE SOUTH 88 DEGREES 57 MINUTES 00 SECONDS EAST, 200.00 FEET TO A POINT ON THE WEST LINE OF LOT 14 OF SAID SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOTS 14 AND 15 OF SAID SUBDIVISION, 200.00 FEET TO THE POINT OF BEGINNING, BEING IN THE SECTION 7, TOWNSHIP 8 SOUTH, RANGE 16 WEST, COUNTY OF CASS, STATE OF MICHIGAN. TOGETHER WITH A NON-EXCLUSIVE EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID PROPERTY OVER AND ACROSS A 66-FOOT-WIDE PRIVATE ROAD LYING SOUTH OF AND ADJACENT TO THE ABOVE-DESCRIBED PROPERTY AND EXTENDING EASTERLY TO IRONWOOD DRIVE. Commonly known as 33764 Judy Lane, Niles, MI 49120. The redemption period will be 6 months from the date of such sale, unless the property is abandoned or used for agricultural purposes. If the property is determined abandoned under MCL 600.3241a, the redemption period will be 30 days from the date of such sale, or 15 days after the statutory notice, whichever is later. If the property is determined abandoned under MCL 600.3241, the redemption period will be 1 month from the date of such sale. If the property is presumed to be used for agricultural purposes pursuant to MCL 600.3240(16), the redemption period is 1 year from the date of such sale. The redemption period may be extinguished pursuant to MCL 600.3238. If the above referenced property is sold at a foreclosure sale under Chapter 32 of Act 236 of 1961, under MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. Date of Notice: 01/24/2026. Codilis & Moody, P.C. 15W030 North Frontage Road, Suite 100 Burr Ridge, IL 60527 (313) 536-2500. This law firm is a debt collector. C&M File 23-25-00574 (01-24)(02-14)

Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.
Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Cass County, starting promptly at 10:00 AM on MARCH 11, 2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.
Default has been made in the conditions of a mortgage made by Bernice L. Crawford, a single woman, to The CIT Group/Sales Financing, Inc., a Delaware Corporation, Mortgagee, dated November 9, 1998, and recorded November 12, 1998, in Liber 681, Page 1291 Cass County Records, Michigan. Said mortgage is now held by U.S. Bank National Association, as Trustee, for Lehman ABS Manufactured Housing Contract Senior/Subordinate Asset-Backed Certificate Trust, Series 2001-B, by assignment. There is claimed to be due at the date hereof the sum of Fifteen Thousand Six Hundred Twenty-Two and 51/100 Dollars ($15,622.51).
Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public venue at the place of holding the circuit court within Cass County, Michigan at 10:00 AM on MARCH 11, 2026.
Said premises are located in the Township of Calvin, Cass County Michigan, and are described as:
The East half of the Northeast Quarter of Section 13, Town 7 South, Range 14 West, excepting therefrom, the South 1105.5 feet thereof. Also excepting therefrom, the North 11.65 5/8 chains thereof. Also excepting therefrom, Beginning 6.65 5/8 chains South of the Northeast corner of Section 13, Town 7 South, Range 14 West; thence South 20 rods; thence West 80 rods; thence North 20 rods; thence East 80 rods to the point of beginning. Also excepting therefrom, The North four (4) Rods of the south Fifty-one (51) Rods of the East half of the Northeast quarter of Section 13, Town 7 South, Range 14 West, Calvin Township, Cass County, Michigan. Also excepting therefrom, The North ten (10) Rods of the south forty-seven (47) Rods of the East half of the Northeast Quarter of Section 13, Town 7 South, Range 14 West, Calvin Township, Cass County, Michigan. Also excepting therefrom, Commencing 51 Rods North of the Southwest corner of the East half of the Northeast quarter; thence North 264 feet; thence East to the Section Line; thence South 264 feet; thence West to the point of beginning. Section 13, Town 7 South, Range 14 West. Also excepting therefrom, Part of the East Half of the Northeast Quarter of Section 13, Town 7 South, Range 14 West, described as: From the Northeast corner of said Section 13, measure North 89 degrees 25'20" West, along the North line of said Section, 1328.03 feet to the Northwest corner of the East Half of the Northeast Quarter of said Section; thence South along the East Eighth line of said Section, 769.32 feet to the point of beginning of the land herein described; thence South 89 degrees 25'20" East, 182.00 feet; thence South 125.00 feet; thence North 89 degrees 25'20" West, 182.00 feet to the East Eighth line of said Section; thence North along the Eighth line, 125.00 feet to the point of beginning.
64277 Union Rd, Vandalia, Michigan 49095
The redemption period shall be 12 months from the date of such sale, unless determined abandoned in accordance with MCLA §600.3241a, in which case the redemption period shall be 30 days from the date of such sale.
If the property is sold at foreclosure sale, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damage to the property during the redemption period.
Dated: February 7, 2026
File No. 25-015638
Firm Name: Orlans Law Group PLLC
Firm Address: 1650 West Big Beaver Road, Troy MI 48084
Firm Phone Number: (248) 502.1400 (02-07)(02-28)

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SAM SCHWARTZ
269-221-0159

The Berrien Springs-Oronoko Township Police Department (an equal opportunity employer), located in central Berrien County, MI, is seeking qualified applicants for the position of Chief of Police.
The Department offers 24 hour/7-day coverage of the 36 square miles of service area. 9 sworn officers (including the Chief) and an administrative assistant comprise the department. A School/Community Resource Officer is contracted with Berrien Springs Public Schools. Several reserves and volunteers assist in various ways as well.
Oronoko Charter Township, which includes the Village of Berrien Springs, has a 2020 census population of approximately 9200. That number increases during the school year due to the presence of approximately 3000 students at Andrews University, a Seventh day Adventist institution of higher learning. The University is culturally diverse and maintains an airpark. The community features abundant orchards, vineyards, wineries, and farmland and is rather rural in character. Some business and light industrial manufacturing exists near downtown Berrien Springs. The Berrien County Youth Fair offers year-round activities and is busy in the summer months with horse shows and the annual youth fair. The Township looks forward to development potential along M139 at the US 31 interchange.
The position is salaried exempt. Compensation is commensurate with experience and begins at $80,000, plus a competitive benefit package.
Full job description can be found online at www.oronokotownship.org. Applications and resumes are due on or before February 9, 2026, and will be received at:

Oronoko Charter Township
Attn: Supervisor
P.O. Box 214, Berrien Springs, MI 49103
Email: supervisor@oronokotownship.org

Notice of Foreclosure by Advertisement
Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Cass County, starting promptly at 10:00 AM, on March 4, 2026. The amount due on the mortgage may be greater on the day of sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information:
Name(s) of the mortgagor(s): Andrea DePoy, a single woman
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for lender and lender's successors and/or assigns Foreclosing Assignee (if any): Rocket Mortgage, LLC f/k/a Quicken Loans, LLC
Date of Mortgage: March 21, 2022
Date of Mortgage Recording: March 28, 2022
Amount claimed due on date of notice: $208,133.61
Description of the mortgaged premises: Situated in Village of Edwardsburg, Cass County, Michigan, and described as: Lot 2 in Pleasant Place Addition to the Village of Edwardsburg, according to the plat thereof recorded in Liber 1-F of Plats, Page 283, Cass County Records. Common street address (if any): 27100 US Highway 12, Edwardsburg, MI 49112-9680
The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a; or, if the subject real property is used for agricultural purposes as defined by MCL 600.3240(16).
If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278 the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.
Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.
This notice is from a debt collector.
Date of notice: January 31, 2026
Trott Law, P.C.
31440 Northwestern Hwy, Suite 145
Farmington Hills, MI 48334
(248) 642-2515 1583008 (01-31)(02-21)

Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.
Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Cass County, starting promptly at 10:00 AM on MARCH 4, 2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.
Default has been made in the conditions of a mortgage made by Pamela Mersereau, unmarried woman, to Fifth Third Bank, National Association, Mortgagee, dated November 2, 2022 and recorded November 18, 2022 in Liber 1226, Page 465 Cass County Records, Michigan. There is claimed to be due at the date hereof the sum of Forty-Three Thousand Sixty-Six and 91/100 Dollars ($43,066.91).
Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public venue at the place of holding the circuit court within Cass County, Michigan at 10:00 AM on MARCH 4, 2026.
Said premises are located in the City of Dowagiac, Cass County Michigan, and are described as:
Lot 114, Hopkin's Addition to the City of Dowagiac, Cass County, Michigan, according to the plat thereof recorded in Liber 1 of Plats, Page 16, Cass County Records.
401 1st Ave, Dowagiac, Michigan 49047
The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCLA §600.3241a, in which case the redemption period shall be 30 days from the date of such sale.
If the property is sold at foreclosure sale, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damage to the property during the redemption period.
Dated: January 31, 2026
File No. 26-000070
Firm Name: Orlans Law Group PLLC
Firm Address: 1650 West Big Beaver Road, Troy MI 48084
Firm Phone Number: (248) 502.1400 (01-31)(02-21)

Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.
Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Cass County, starting promptly at 10:00 AM on MARCH 18, 2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.
Default has been made in the conditions of a mortgage made by Margaret L. Laird and Dianna L. Brugh, both unmarried, and Rita A. Baker and George A. Baker, married, joint tenants, to Beneficial Michigan Inc., Mortgagee, dated August 27, 2007, and recorded September 6, 2007, in Liber 964, Page 2386 Cass County Records, Michigan. Said mortgage is now held by Legacy Mortgage Asset Trust 2021-GS3, by assignment. There is claimed to be due at the date hereof the sum of Eighty Thousand Four Hundred Fifty-Five and 54/100 Dollars ($80,455.54).
Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public venue at the place of holding the circuit court within Cass County, Michigan at 10:00 AM on MARCH 18, 2026.
Said premises are located in the Township of Howard, Cass County Michigan, and are described as:
BEGINNING AT A POINT ON THE EAST LINE OF SECTION 28, TOWN 7 SOUTH, RANGE 16 WEST, WHICH IS NORTH 363.00 FEET FROM THE EAST QUARTER POST OF SAID SECTION; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION AND CENTERLINE OF LEET ROAD, 150.00 FEET; THENCE NORTH 89° 41' WEST, 330.00 FEET; THENCE SOUTH, 150.00 FEET; THENCE SOUTH 89° 41' EAST, 330.00 FEET TO THE POINT OF BEGINNING. RESERVING AN EASEMENT OVER THE WESTERLY 33 FEET THEREOF FOR FUTURE ROADWAY PURPOSES.
1096 Leet Rd, Niles, Michigan 49120
The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCLA §600.3241a, in which case the redemption period shall be 30 days from the date of such sale.
If the property is sold at foreclosure sale, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damage to the property during the redemption period.
Dated: January 31, 2026
File No. 26-000257
Firm Name: Orlans Law Group PLLC
Firm Address: 1650 West Big Beaver Road, Troy MI 48084
Firm Phone Number: (248) 502.1400 (01-31)(02-21)

PUBLIC NOTICE SILVER CREEK TOWNSHIP 2026 MARCH BOARD OF REVIEW
The Silver Creek Township March Board of Review for 2026 will be held at the Silver Creek Township Hall, 32764 Dixon St, on the following dates:

March 3rd, 2026 (10:15a-11:15a) = **Organizational Meeting-No Appeals**
March 9th, 2026 (9:00a-12:00p & 1:00p-4:00 pm) = **Appeal Hearing***
March 11th, 2026 (2:00p-5:00p & 6:00p-9:00p) = **Appeal Hearing***
March 14th, 2026 (9:00a-12:00 noon) = **Appeal Hearing**

* By Board resolution, residents are able to protest by letter, provided protest letter is received prior to March 14th, 2026
The tentative ratios and the estimated multipliers for each class of real property and personal property for 2026 are as follows:

Class	Ratio	Factor	Class	Ratio	Factor
*Agricultural	48.54%	1.0301	*Commercial	45.32%	1.1033
*Residential	46.08%	1.0851	*Industrial	42.68%	1.1715
*Personal Property	50.00%	1.0000			

American With Disabilities (ADA) Notice
The Township will provide necessary reasonable services to individuals with disabilities at the Board of Review meetings upon (5) days' notice. Contact: (Jess Honn 269-424-3025 x4)
Anne Richmond Jess Honn, Assessor Clerk

PUBLIC NOTICE CASS COUNTY TRANSPORTATION AUTHORITY
Proposed State and Federal Application for Operating and Capital Assistance
All citizens are advised that the Cass County Transportation Authority has prepared an application for State of Michigan financial assistance for fiscal year 2027, as required under Act 51 of the Public Acts of 1951, as amended, and for federal assistance as required under the Federal Transit Act, as amended.
The Cass County Transportation Authority is requesting a total of $5,904,178 through the following funding programs: $245,020 in Federal Section 5311 operating assistance and $451,658 in State Formula operating assistance for public transit services; $5,500 in Federal RTAP training funds; $732,000 in Federal Section 5339 funds, $150,296 in Federal CMAQ funds and $220,574 in State matching funds to replace seven (7) buses. In addition, $3,180,000 in Federal Section 5339 funds and $795,000 in State matching funds is being requested to construct a bus storage/office building, as well as $96,000 in STL RTF funds and $24,000 in State matching funds for bus cameras, shop equipment, and tools.
The Cass County Transportation Authority ensures that the level and quality of transportation service is provided without regard to race, color, or national origin in accordance with Title VI of the Civil Rights Act of 1964. For more information regarding our Title VI obligations or to file a complaint please contact us at the address given below.
The proposed application is on file at Cass County Transportation Authority, 400 E. State Street, Cassopolis, MI, and may be reviewed during a 30-day period (February 4 – March 6, 2026, Monday-Friday between the hours of 8:00 a.m. and 5:00 p.m.
Written comments regarding the application and/or written requests for a public hearing to review the application must be received by 5:00 p.m., March 6, 2026. If a hearing is requested, notice of the date, time and location will be provided at least 10 days in advance.
Submittals should be mailed to Cass County Transportation Authority, 400 East State Street, Cassopolis, MI 49038 or via e-mail to director@ccta-mi.org.

Notice of Foreclosure by Advertisement
Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Cass County, starting promptly at 10:00 AM, on March 4, 2026. The amount due on the mortgage may be greater on the day of sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information:
Name(s) of the mortgagor(s): Tia Howard, an unmarried woman
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for lender and lender's successors and/or assigns Foreclosing Assignee (if any): Lake Michigan Credit Union
Date of Mortgage: November 2, 2012
Date of Mortgage Recording: November 7, 2012
Amount claimed due on date of notice: $41,234.27
Description of the mortgaged premises: Situated in City of Dowagiac, Cass County, Michigan, and described as: Commencing at the Northwest corner of and at the intersection of the North line of Telegraph Street and the West line of Hamilton Street in Hamilton's Addition to City of Dowagiac; thence West on the North line of Telegraph Street, 92 feet; thence North 8 rods; thence East 92 feet to the West line of Hamilton Street; thence South on the West line of Hamilton Street 8 rods to beginning.
Also commencing 4 rods West of the Northwest corner of Lot 223, Patrick Hamilton's Addition to the City of Dowagiac; thence running West 8 rods; thence South 4 rods; thence East 8 rods to Hamilton Street; thence North along West line of Hamilton Street, 4 rods to beginning.
Common street address (if any): 302 W Telegraph St, Dowagiac, MI 49047-1132
The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCL 600.3241a; or, if the subject real property is used for agricultural purposes as defined by MCL 600.3240(16).
If the property is sold at foreclosure sale under Chapter 32 of the Revised Judicature Act of 1961, pursuant to MCL 600.3278 the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period.
Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.
This notice is from a debt collector.
Date of notice: January 31, 2026
Trott Law, P.C.
31440 Northwestern Hwy, Suite 145
Farmington Hills, MI 48334
(248) 642-2515 1582760 (01-31)(02-21)

FORECLOSURE NOTICE Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice. Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Cass County, starting promptly at 10:00 AM, March 11, 2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information. Default has been made in the conditions of a certain mortgage made by Jamal B. Smith to Mortgage Electronic Registration Systems, Inc. as Mortgagee, as Nominee for Ruoff Mortgage Company, Inc, its successors, and assigns, Mortgagee, dated December 7, 2020, and recorded on January 12, 2021, in Liber 1188, Page 32, Cass County Records, said mortgage was assigned to Carrington Mortgage Services, LLC by an Assignment of Mortgage dated January 12, 2026 and recorded January 20, 2026 in Liber 1271, Page 975, on which mortgage there is claimed to be due at the date hereof the sum of One Hundred Thirty-Seven Thousand Eight Hundred Eighty-Six and 06/100 ($137,886.06) including interest at the rate of 3.37500% per annum. Said premises are situated in the Township of SILVERCREEK, Cass County, Michigan, and are described as: Unit 19 in Indian Lake Woods Condominium, according to the Master Deed thereof, as recorded in Liber 847, Page 137, Cass County Records, and any amendments thereto and designated as Cass County Condominium Subdivision Plan No. 12, together with rights in general common elements and limited common elements as set forth in said Master Deed and as described in Act 59 of the Public Acts of 1978, as amended. Commonly known as: 33602 SASSAFRAS LN, EAU CLAIRE, MI 49111 If the property is eventually sold at foreclosure sale, the redemption period will be 6.00 months from the date of sale unless the property is abandoned or used for agricultural purposes. If the property is determined abandoned in accordance with MCL 600.3241 and/or 600.3241a, the redemption period will be 30 days from the date of sale, or 15 days after statutory notice, whichever is later. If the property is presumed to be used for agricultural purposes prior to the date of the foreclosure sale pursuant to MCL 600.3240, the redemption period is 1 year. Pursuant to MCL 600.3278, if the property is sold at a foreclosure sale, the borrower(s) will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damaging the property during the redemption period. TO ALL PURCHASERS: The foreclosing mortgagee can rescind the sale. In that event, your damages are, if any, limited solely to the return of the bid amount tendered at sale, plus interest. Dated: February 7, 2026, Randall S. Miller & Associates, P.C. Attorneys for Carrington Mortgage Services, LLC 43252 Woodward Avenue, Suite 180, Bloomfield Hills, MI 48302, (248) 335-9200 Hours: 9:00 a.m. - 5:00 p.m. Case No. 25MI00745-1 (02-07)(02-28)

Sell Your Unwanted Items Here!

PUBLIC NOTICE

The Penn Township Board of Review will convene at the Township Hall, located at 60717 Main St, Vandalia, Michigan, on the following dates and times:

Organizational Meeting: (No appeals will be heard at this meeting) Tuesday, March 3, 2026, at 5:00 p.m.

Appeal Hearings:
• Tuesday, March 10, 2026, from 9:00 a.m. to 3:00 p.m.
• Friday, March 13, 2026, from 3:00 p.m. to 9:00 p.m.

The Board of Review will meet to address questions, hear protests, and equalize the 2026 assessments. Residents may also submit protests to the Board of Review by letter. Written appeals must include a completed Board of Review Petition Form (Form L-4035), which can be provided upon request.

Appointments are recommended and can be made by contacting the assessor. Walk-ins will also be accepted.

IMPORTANT:
Residents submitting written protests must ensure they are received by 3:00 p.m. on Monday, March 9, 2026.

The Township will provide necessary and reasonable accommodations to individuals with disabilities at Board of Review meetings with at least seven (7) days' notice. Please contact the assessor for assistance.

Contact Information: Don Jollay, MAAO
Phone: (815) 546-8288, Email: PennAssessor@gmail.com
Mailing Address: P.O. Box 69, Vandalia, MI 49095

2026 NOTICE OF BOARD OF REVIEW ONTWA TOWNSHIP HALL 26225 US 12 E EDWARDSBURG, MI 49112

BOARD OF REVIEW MEMBERS ONLY:
Tuesday, March 3, 2026 @ 11:00 AM
Organizational meeting to approve the Assessment roll
NO APPEALS are heard during this meeting.

The Ontwa Township Board of Review for 2026 will be held on the following dates:
Monday, March 9TH, 2026 – 9:00 AM – 3:00 PM - Appeals Hearing
Tuesday, March 10TH, 2026 – 3:00 PM – 9:00 PM - Appeals Hearing

Please call the Ontwa Township Hall @ (269) 663-2347 Monday – Friday 8:00 AM – 2:00 PM to set an appointment and get any additional information.

Ontwa 2026 Factors

Class	Study Ratio	Equality	Factor
101---Ag	43.78%	50.00%	1.142
201---Com	47.37%	50.00%	1.056
301---Ind	46.18%	50.00%	1.083
401---Res	47.09%	50.00%	1.062

The Board of Review may meet as many more days as deemed necessary to hear questions, protests, and to equalize the 2026 assessments. **Residents that are not currently in area can protest by letter, provided the letter is received no later than 2:00 PM on March 10th, 2026**
American with Disabilities (ADA) Notice
The Township will provide necessary reasonable services to individuals with disabilities at the Board of Review meetings upon 7 days' notice. Please contact the Township Hall @ (269) 663-2347.
Board of Review Members: Mike Mroczek, Patricia Bellaire & Patty Lauten
Meryl Christensen (Supervisor)—Board of Review Secretary

Attention homeowner: If you are a military service member on active duty, if your period of active duty has concluded less than 90 days ago, or if you have been ordered to active duty, please contact the attorney for the party foreclosing the mortgage at the telephone number stated in this notice.
Notice of foreclosure by advertisement. Notice is given under section 3212 of the revised judicature act of 1961, 1961 PA 236, MCL 600.3212, that the following mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at a public auction sale to the highest bidder for cash or cashier's check at the place of holding the circuit court in Cass County, starting promptly at 10:00 AM on MARCH 4, 2026. The amount due on the mortgage may be greater on the day of the sale. Placing the highest bid at the sale does not automatically entitle the purchaser to free and clear ownership of the property. A potential purchaser is encouraged to contact the county register of deeds office or a title insurance company, either of which may charge a fee for this information.
Default has been made in the conditions of a mortgage made by Lucas Stover and Ashley Stover, husband and wife, as tenants by the entirety, to Mortgage Electronic Registration Systems, Inc., as nominee for Zillow Home Loans, LLC, Mortgagee, dated August 11, 2023 and recorded August 21, 2023 in Liber 1236, Page 705 Cass County Records, Michigan. Said mortgage is now held by NewRez LLC, by assignment. There is claimed to be due at the date hereof the sum of Two Hundred Fourteen Thousand Two Hundred Forty-Five and 80/100 Dollars ($214,245.80).
Under the power of sale contained in said mortgage and the statute in such case made and provided, notice is hereby given that said mortgage will be foreclosed by a sale of the mortgaged premises, or some part of them, at public venue at the place of holding the circuit court within Cass County, Michigan at 10:00 AM on MARCH 4, 2026.
Said premises are located in the Township of Ontwa, Cass County Michigan, and are described as:
Lot(s) 1 of EAGLE HEIGHTS according to the plat thereof recorded in Liber 1-E of Plats, Page 268 of Cass County Records.
69002 Brady Rd, Edwardsburg, Michigan 49112
The redemption period shall be 6 months from the date of such sale, unless determined abandoned in accordance with MCLA §600.3241a, in which case the redemption period shall be 30 days from the date of such sale.
If the property is sold at foreclosure sale, pursuant to MCL 600.3278, the borrower will be held responsible to the person who buys the property at the mortgage foreclosure sale or to the mortgage holder for damage to the property during the redemption period.
Dated: January 31, 2026
File No. 26-000493
Firm Name: Orlans Law Group PLLC
Firm Address: 1650 West Big Beaver Road, Troy MI 48084
Firm Phone Number: (248) 502.1400 (01-31)(02-21)

LEGAL NOTICE OF PUBLIC HEARING

Notice is hereby given that a meeting of the Jefferson Township Planning and Zoning Commission, Cass County, Michigan will be held on:

Date: February18, 2026 7:00 P.M.

for the purpose of holding a PUBLIC HEARING for the below named petitioner at Jefferson Township, 24725 Jefferson Center Street, Cassopolis, Michigan.

Applicant is applying for a Special Land Use pursuant to Article 13 section 13.28 of the Zoning Ordinance to erect a Self-Support Telecommunication tower on owner's property.

APPLICANT FOR APPEAL: Vertical Bridge
22 W. Atlantic Ave. Suite 310
Delray Beach, FL 33444

PROPERTY INVOLVED: 65684 Mullen Rd.
Edwardsburg, MI 49112
PARCEL I.D.: 14-030-021-280-10

Neighboring property owners and other interested parties desiring to present their views on these matters will be given the opportunities to be heard at the above-mentioned time and place. The applicant for appeal must be present, and/or represented at said PUBLIC HEARING and have available plan, details, etc., regarding their application/s.

Written comments will be received concerning matters of the Planning and Zoning Commission by the Planning and Zoning Commission Secretary via first class mail to PO Box 188, Cassopolis, MI 49031 or by email at jenjayrayme2@gmail.com and may further be submitted to the Planning and Zoning Commission at the meeting. All interested persons are invited to be present at the aforesaid time and place.

Respectfully submitted, Wayne Hardin, Zoning Inspector

Cc: Planning and Zoning Commission
Jefferson Township Building Inspector
Jefferson Township Supervisor
Applicant for Appeal
Property Owner and Neighboring Property Owners

Jefferson Township Planning and Zoning Commission will provide necessary reasonable auxiliary aids and services at the hearing to individuals with disabilities upon receipt of notice at least five (5) days prior to the public hearing. Individuals with disabilities requiring auxiliary aids or services should contact the Planning and Zoning Commission Secretary jenjayrayme2@gmail.com.

Gerry Bundle, Chair, Planning and Zoning Commission
24725 Jefferson Center St., Cassopolis, MI 49031

White Space Sells

DEALS ON WHEELS

$0 DOWN

WHOLESALE PRICING FOR EVERYONE!

2014 CHRYSLER TOWN & COUNTRY

Just in!!
Fully service and ready to go

Only $6,900

2004 FREIGHTLINER THOMAS

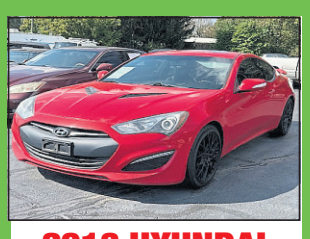
Ready to work on a budget.

Only $10,000

2017 CHEVY EXPRESS 2500

Cargo rack, full power options

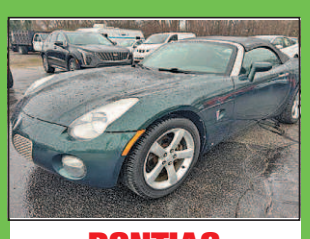
Wholesale $13,700



2013 HYUNDAI GENESIS COUPE

Very rare,
R-track pack

Only $13,900



PONTIAC SOLSTICE

Low miles, great shape... Nice car to drive to car shows.

Only $13,900

2019 DODGE CARAVAN SXT

Wholesale to EV-ERYONE!

Wholesale $14,600

2018 FORD EXPLORER

Save thousands!

Wholesale $14,620

2021 CHEVY MALIBU LS

Just in!! Great gas mileage

Wholesale $14,825

2003 FORD THUNDERBIRD

Just in!!
Showroom new

Only $14,900

2022 CHEVY TRAILBLAZER ACTIV

Just in!!
One owner.

Wholesale $16,500

2021 CHEVY TRAX LT AWD

Just in and fully loaded!
Only 61k miles.

Wholesale $16,800

2019 KIA STINGER GT

It goes like a bat out of Haiti

Wholesale $18,700

2022 RAM 1500 CLASSIC 4 X 4

Ready to get to work at a low price!

Wholesale $18,700

2019 HONDA HRV AWD

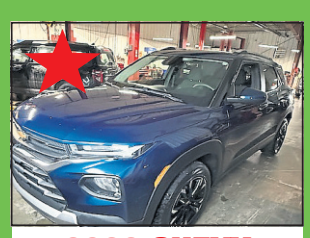
Wholesale priced

Wholesale $19,125

2024 NISSAN SENTRA

Just in!!
Like new for less!

Wholesale $19,775



2022 CHEVY TRAILBLAZER LT

Just in!! One owner, AWD with only 58k miles!

Wholesale $19,875

2020 RAM 3500 TRADESMAN

Just in!! One owner, AWD with only 58k miles!

Wholesale $19,875

2022 KEYSTONE CT3400

Like new but half the price

Wholesale $22,200

2021 CHRYSLER PACIFICA

Just in!!
Low miles.

Wholesale $23,700

2023 NISSAN ALTIMA SR

1 owner, just in!
Like new with a discounted price

$23,900

2025 MAZDA 3

Like new, one owner, only 17k miles!

Wholesale $25,500

2018 FORD F-150 XLT SUPERCAB

Just in!! Ecoboost with only 90k miles

Wholesale $27,900

2021 CHEVY TRAVERSE PRE-MIER

Just in!! Fully loaded with all the options!

Wholesale $29,500

2023 CHRYSLER 300

Just in, off lease. 12,000 miles with every option

Wholesale $29,800

2022 CHEVY SILVERADO 1500 LT

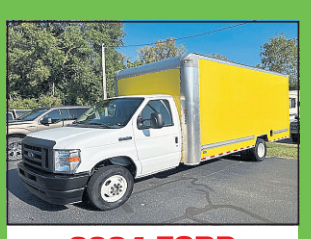
1 owner, like new and 20” wheels!

$33,650

2020 CHEVY TAHOE LT

Just in and wholesale priced to move out

Wholesale $34,800



2024 FORD E-350 CARGO

16ft box trucks with miles in the 40’s. Like new for half the price. 2 left!

Wholesale $37,900

2022 CHEVY SILVERADO LT 1500

4 x 4, Only 26k miles, Like new!! One owner.

Wholesale $39,900

2024 FORD EXPLORER LIMITED

One owner! Like new with all the options and only 29k miles!

Wholesale $39,800

2024 FORD F-350 CREW XLT 4X4

Dually, diesel and mint condition!

Wholesale $58,750

SEE A STAR IT’S A 1 OWNER CAR

269-783-3325 • M-51 DOWAGIAC